

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

324 BARKLY STREET ARARAT VIC 3377

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Ararat

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

101 BREWSTER ROAD NORTH ARARAT VIC 3377	\$382,550	13-May-25
104 QUEEN STREET ARARAT VIC 3377	\$390,000	26-May-25
41 CHURCHILL AVENUE ARARAT VIC 3377	\$405,000	20-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 November 2025

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**101 BREWSTER ROAD NORTH
ARARAT VIC 3377**

4 1 2

Sold Price **\$382,550** Sold Date **13-May-25**

Distance **2.47km**



**104 QUEEN STREET ARARAT VIC
3377**

4 1 2

Sold Price **\$390,000** Sold Date **26-May-25**

Distance **1.22km**



**41 CHURCHILL AVENUE ARARAT
VIC 3377**

3 2 2

Sold Price **\$405,000** Sold Date **20-May-25**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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