

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	36 Dobinson Street Echuca, 3564
---	---------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$495,000
--------------	-----------

Median sale price

Median price	\$575,000	Property Type	HOUSE	Suburb	ECHUCA
--------------	-----------	---------------	-------	--------	--------

Period - From	01-Aug-2025	to	31-Jul-2026	Source	REA
---------------	-------------	----	-------------	--------	-----

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	8 Pine Street, Echuca VIC 3564	\$482,400	07-May-2026
2	23 Civic Avenue, Echuca VIC 3564	\$502,000	01-Apr-2026
3	18 North Street, Echuca VIC 3564	\$475,000	13-Feb-2026

This statement of information was prepared on 12-Aug-2026 at 12:42:33 AM AEST