

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 or
locality and postcode

4/7 Russell Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$240,000 & \$264,000

Median sale price

Median price \$310,000

Property Type Unit

Suburb Numurkah

Period - From 17/10/2024

to 16/10/2025

Source Property Data

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 eighteen 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	1/19 Paterson St NUMURKAH 3636	\$260,000	18/02/2025
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

17/10/2025 10:21

4/7 Russell Street, Numurkah Vic 3636



Property Type:
Agent Comments

Indicative Selling Price
\$240,000 - \$264,000
Median Unit Price
17/10/2024 - 16/10/2025: \$310,000

Comparable Properties

1/19 Paterson St NUMURKAH 3636 (VG)	Agent Comments
2 - -	
Price: \$260,000 Method: Sale Date: 18/02/2025 Property Type: Flat/Unit/Apartment (Res)	

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 eighteen months.

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