

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Wellington Street,  
St Arnaud 3478

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$529,000.00

### Median sale price

Median price \$281,250.00

Property type House

Suburb St Arnaud

Period - From Aug 24

to

Jul 25

Source Realestate.com

### Comparable property sales

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 |
|--------------------------------------|--------------|--------------|
| 1. 26 Inglewood Road, St Arnaud 3478 | \$550,000.00 | May 25       |
| 2. 7 Ebery Court, St Arnaud 3478     | \$520,000.00 | Sep 24       |
| 3. 37A Navarre Road, St Arnaud 3478  | \$550,000.00 | Mar 25       |

This Statement of Information was prepared on: 15<sup>th</sup> August, 2025