

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

40 BROWN STREET STAWELL VIC 3380

Indicative selling price

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

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,750

Property type

House

Suburb

Stawell

Period-from

01 Sep 2024

to

31 Aug 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

2460 WESTERN HIGHWAY GREAT WESTERN VIC 3374	\$815,000	19-Sep-24
12 GERTRUDE STREET STAWELL VIC 3380	-	11-Aug-25
191 CHURCHILL CROSSING ROAD BLACK RANGE VIC 3381	\$810,000	02-Apr-24

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: 01 September 2025



2460 WESTERN HIGHWAY GREAT WESTERN VIC 3374 Sold Price **\$815,000** Sold Date **19-Sep-24**

 3  2  2 Distance **4.7km**



12 GERTRUDE STREET STAWELL VIC 3380 Sold Price ^{RS UN} Sold Date **11-Aug-25**

 4  2  2 Distance **1.44km**



191 CHURCHILL CROSSING ROAD BLACK RANGE VIC 3381 Sold Price **\$810,000** Sold Date **02-Apr-24**

 4  3  2 Distance **8.68km**

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

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