

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

46 MCLELLAN 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Ararat

Period-from

01 May 2025

to

30 Apr 2026

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

12 VINCENT STREET ARARAT VIC 3377	\$295,000	01-Jul-25
35 BENBOW STREET ARARAT VIC 3377	\$295,000	17-Dec-24
32 TOBIN STREET ARARAT VIC 3377	\$295,000	09-Feb-26

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: 22 May 2026



Real Estate

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12 VINCENT STREET ARARAT VIC 3377

Sold Price

\$295,000

Sold Date

01-Jul-25

3 1 1

Distance

1.68km



35 BENBOW STREET ARARAT VIC 3377

Sold Price

Sold Date

17-Dec-24

3 2 4

Distance

1.77km



32 TOBIN STREET ARARAT VIC 3377

Sold Price

Sold Date

09-Feb-26

3 1 1

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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