

## 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

6 DONALD STREET WANGARATTA VIC 3677

### Indicative selling price

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

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Wangaratta

Period-from

01 Nov 2024

to

31 Oct 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

24 PHILLIPSON STREET WANGARATTA VIC 3677	\$435,000	15-Aug-25
18 NOLAN STREET WANGARATTA VIC 3677	\$425,000	11-Aug-25
25 OLEARY STREET WANGARATTA VIC 3677	\$415,000	02-Jul-25

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: 14 November 2025



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24 PHILLIPSON STREET  
WANGARATTA VIC 3677

3 1 1

Sold Price \$435,000 Sold Date 15-Aug-25

Distance 0.16km



18 NOLAN STREET WANGARATTA  
VIC 3677

2 1 2

Sold Price \$425,000 Sold Date 11-Aug-25

Distance 0.25km



25 O'LEARY STREET  
WANGARATTA VIC 3677

3 1 1

Sold Price \$415,000 Sold Date 02-Jul-25

Distance 0.41km

RS = Recent sale UN = Undisclosed Sale

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