

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

95 LAMBERT 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

or range
between

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$378,500

Property type

House

Suburb

Ararat

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

124 MOORE STREET ARARAT VIC 3377	\$424,000	08-Apr-25
50 BLAKE STREET ARARAT VIC 3377	\$430,000	10-Jun-25
1 QUEEN STREET SOUTH ARARAT VIC 3377	\$465,000	30-Apr-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: 04 September 2025


124 MOORE STREET ARARAT VIC 3377

Sold Price

\$424,000

Sold Date

08-Apr-25


Distance

2.68km

50 BLAKE STREET ARARAT VIC 3377

Sold Price

\$430,000

Sold Date

10-Jun-25


Distance

1.78km

1 QUEEN STREET SOUTH ARARAT VIC 3377

Sold Price

\$465,000

Sold Date

30-Apr-25


Distance

2.42km
RS = Recent sale

UN = Undisclosed Sale

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