

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

89 GEORGE ROAD 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Ararat

Period-from

01 Mar 2025

to

28 Feb 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

42 VIEW POINT STREET ARARAT VIC 3377	\$350,000	31-May-25
11 CROUCH STREET ARARAT VIC 3377	\$315,000	22-Oct-25
37 GRANO STREET ARARAT VIC 3377	\$353,500	30-Oct-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: 20 March 2026


**42 VIEW POINT STREET ARARAT
VIC 3377**
 3  1  2

Sold Price

\$350,000

Sold Date

31-May-25

Distance

0.81km

**11 CROUCH STREET ARARAT VIC
3377**
 3  1  1

Sold Price

\$315,000

Sold Date

22-Oct-25

Distance

1.56km

**37 GRANO STREET ARARAT VIC
3377**
 3  1  1

Sold Price

\$353,500

Sold Date

30-Oct-25

Distance

2.15km

RS = Recent sale

UN = Undisclosed Sale

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