

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

32 SHARP STREET YARRAWONGA VIC 3730

Indicative selling price

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

Single Price

\$745,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Yarrowonga

Period-from

01 Feb 2025

to

31 Jan 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

56 LYNCH STREET YARRAWONGA VIC 3730	\$650,000	28-Feb-25
53 COGHILL STREET YARRAWONGA VIC 3730	\$760,000	14-Nov-25
54 MCNALLY STREET YARRAWONGA VIC 3730	\$770,000	27-Nov-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.~~

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56 LYNCH STREET YARRAWONGA VIC 3730

3 2 1

Sold Price

\$650,000

Sold Date

28-Feb-25

Distance

0.64km



53 COGHILL STREET YARRAWONGA VIC 3730

4 2 2

Sold Price

\$760,000

Sold Date

14-Nov-25

Distance

0.79km



54 MCNALLY STREET YARRAWONGA VIC 3730

3 1 6

Sold Price

\$770,000

Sold Date

27-Nov-25

Distance

0.85km



39 CLYDESDALE LOOP YARRAWONGA VIC 3730

4 - -

Sold Price

\$700,000

Sold Date

01-Nov-24

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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