

Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$520,000 and the highest sale price is \$528,000 with a median sale price of \$525,000. Days listed ranges from 14 to 186 days with the average currently at 72 days for these selected properties.

62 SISELY AVE, WANGARATTA, VIC 3677

Distance from Property: 502m  3  2  2



Property Type: House
Area: 705 m²
Area \$/m²: \$738
RPD: 4//LP25093

Features:

Sale Price: **\$520,000 (Normal Sale)**
Sale Date: 18/08/2025 Days to Sell: **16 Days**
Last Price: \$545,000 Chg %: **-0.6%**
First Price: \$545,000 (Under Offer) Chg %: **-4.6%**

20 PHILLIPSON ST, WANGARATTA, VIC 3677

Distance from Property: 480m  3  1  2



Property Type: House
Area: 691 m²
Area \$/m²: \$760
RPD: 1//TP22130

Features: FULLY FENCED, IMPROVEMENTS: WALL / CEILING INSULATION, INTERNAL LAUNDRY, GAS, DISHWASHER

Sale Price: **\$525,000 (Normal Sale)**
Sale Date: 25/08/2025 Days to Sell: **186 Days**
Last Price: \$549,000 (Under Offer) Chg %: **-4.4%**
First Price: \$570,000 (Under Offer) Chg %: **-7.9%**

39 WAREENA ST, WANGARATTA, VIC 3677

Distance from Property: 585m  3  1  1



Property Type: House
Area: 547 m²
Area \$/m²: \$965
RPD: 1//TP375981

Features:

Sale Price: **\$528,000 (Normal Sale)**
Sale Date: 04/12/2025 Days to Sell: **14 Days**
Last Price: \$529,000 (Under Offer) Chg %: **-0.2%**
First Price: \$529,000 Chg %: **-0.2%**

1 LANGTREE AVENUE, WANGARATTA, VIC 3677



Appraisal Price

This market analysis has been prepared on 24/02/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$545,000

Contact your agent for further information:

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