

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

107 CRUSE STREET WANGARATTA VIC 3677

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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Land

Suburb

Wangaratta

Period-from

01 Jan 2025

to

31 Dec 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

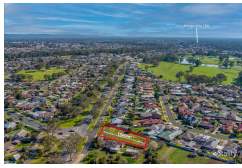
Date of sale

195 MURDOCH ROAD WANGARATTA VIC 3677	\$365,000	09-Aug-24
9 SALTBUSH STREET WANGARATTA VIC 3677	\$343,800	15-Sep-25
103 WILLIAMS ROAD WANGARATTA VIC 3677	\$330,000	30-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: 22 January 2026

**195 MURDOCH ROAD
WANGARATTA VIC 3677**

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Sold Price **\$365,000** Sold Date **09-Aug-24**Distance **4.73km****9 SALTBUSH STREET
WANGARATTA VIC 3677**

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Sold Price **\$343,800** Sold Date **15-Sep-25**Distance **0.36km****103 WILLIAMS ROAD
WANGARATTA VIC 3677**

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Sold Price **\$330,000** Sold Date **30-Jul-25**Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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