

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 BINDON STREET NATHALIA VIC 3638

Indicative selling price

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

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,000

Property type

House

Suburb

Nathalia

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

21 CAMPBELL STREET NUMURKAH VIC 3636	\$402,500	30-Jun-25
16 COPE STREET NATHALIA VIC 3638	\$395,000	16-Sep-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: 16 January 2026



**21 CAMPBELL STREET NUMURKAH
VIC 3636**

Sold Price

\$402,500

Sold Date

30-Jun-25



3



1



2

Distance

20.44km



**16 COPE STREET NATHALIA VIC
3638**

Sold Price

\$395,000

Sold Date

16-Sep-25



3



1



1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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