

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

8 FEDERATION AVENUE HORSHAM VIC 3400

Indicative selling price

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

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,500

Property type

House

Suburb

Horsham

Period-from

01 Nov 2024

to

31 Oct 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

15 TENA AVENUE HORSHAM VIC 3400	\$365,000	11-Nov-24
38A FEDERATION AVENUE HORSHAM VIC 3400	\$370,000	28-Apr-25
7C VALENTINE AVENUE HORSHAM VIC 3400	\$374,000	02-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: 11 November 2025



15 TENA AVENUE HORSHAM VIC 3400

Sold Price

\$365,000

Sold Date

11-Nov-24

3

1

2

Distance

0.26km



38A FEDERATION AVENUE HORSHAM VIC 3400

Sold Price

\$370,000

Sold Date

28-Apr-25

3

1

1

Distance

0.33km



7C VALENTINE AVENUE HORSHAM VIC 3400

Sold Price

\$374,000

Sold Date

02-Jul-25

3

1

1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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