

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 or
locality and postcode

1/134 Appin Street, Wangaratta

Indicative selling price

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

Single price \$445,000

or range between \$*

&

\$

Median sale price

Median price \$377,500

Property type Unit

Suburb Wangaratta

Period - From July 2025

to

August
2026

Source Property data

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

3/41 Gray Street, Wangaratta	\$420,000	August 2025
2/30 Norton Street, Wangaratta	\$415,000	February 2026

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: 27/08/2026