

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

25-27 Frederick Street, Wahgunyah VIC 3687

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 \$ 950,000 & \$ 1,050,000

Median sale price

(*Delete house or unit as applicable)

Median price \$476,500 *House ☒ *Unit ☐ Suburb or locality Wahgunyah

Period - From October 2025 to October 2026 Source Property.com.au

Comparable property sales

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.

Comparable current properties

Address of comparable property	Price
1 No genuine comparable properties	\$
2	\$
3	\$