

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

110 CHURCH STREET LEARMONTH VIC 3352

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

\$600,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Learmonth

Period-from

01 Aug 2025

to

31 Jul 2026

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

141 HIGH STREET LEARMONTH VIC 3352	\$657,500	18-Aug-25
409-411 HIGH STREET LEARMONTH VIC 3352	\$630,000	10-Feb-26
102-104 CHURCH STREET LEARMONTH VIC 3352	\$620,000	11-Nov-24

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: 25 August 2026



141 HIGH STREET LEARMONTH VIC 3352

Sold Price

\$657,500

Sold Date

18-Aug-25

4

2

2

Distance

0.6km



409-411 HIGH STREET LEARMONTH VIC 3352

Sold Price

\$630,000

Sold Date

10-Feb-26

2

1

2

Distance

0.61km



102-104 CHURCH STREET LEARMONTH VIC 3352

Sold Price

\$620,000

Sold Date

11-Nov-24

5

3

2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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