

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

10 FRANKLIN STREET WANGARATTA VIC 3677

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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Wangaratta

Period-from

01 Jun 2025

to

31 May 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

10 AVON COURT WANGARATTA VIC 3677	\$422,500	19-Jul-25
7 MILFORD GROVE WANGARATTA VIC 3677	\$525,000	18-Feb-25
77 WILLIAMS ROAD WANGARATTA VIC 3677	\$462,000	27-Jan-26

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: 05 June 2026

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**10 AVON COURT WANGARATTA
VIC 3677**

2 1 2

Sold Price

\$422,500

Sold Date

19-Jul-25

Distance

0.08km



**7 MILFORD GROVE WANGARATTA
VIC 3677**

4 2 -

Sold Price

\$525,000

Sold Date

18-Feb-25

Distance

0.16km



**77 WILLIAMS ROAD
WANGARATTA VIC 3677**

3 1 3

Sold Price

\$462,000

Sold Date

27-Jan-26

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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