

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

4 Wellington Street,
St Arnaud 3478

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$529,000.00

Median sale price

Median price

\$281,250.00

Property type

House

Suburb

St Arnaud

Period - From

Aug 24

to

Jul 25

Source

Realestate.com

Comparable property sales

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

1. 26 Inglewood Road, St Arnaud 3478	\$550,000.00	May 25
2. 7 Ebery Court, St Arnaud 3478	\$520,000.00	Sep 24
3. 37A Navarre Road, St Arnaud 3478	\$550,000.00	Mar 25

This Statement of Information was prepared on: 15th August, 2025