

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	125 Sturt Street Echuca, 3564
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$440,000 & \$450,000
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### Median sale price

Median price	\$569,000	Property Type	HOUSE	Suburb	ECHUCA VIC 3564
Period - From	01-Jan-2025	to	31-Dec-2025	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
1	103 Goulburn Road, Echuca VIC 3564	\$440,000	02-Sep-2025
2	7 Poplar Street, Echuca VIC 3564	\$461,000	30-Oct-2025
3	32 Pine Street, Echuca VIC 3564	\$450,000	19-Sep-2025

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