

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

40 MAGNOLIA DRIVE ECHUCA VIC 3564

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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Echuca

Period-from

01 Jul 2024

to

30 Jun 2025

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

38 BRIDLINGTON AVENUE ECHUCA VIC 3564	\$672,500	03-Feb-25
10 COCHRANE STREET ECHUCA VIC 3564	\$650,000	21-Feb-25
53 MCSWAIN ROAD ECHUCA VIC 3564	\$630,000	03-Jun-25

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: 31 July 2025



**38 BRIDLINGTON AVENUE
ECHUCA VIC 3564**

 3  2  2

Sold Price **\$672,500** Sold Date **03-Feb-25**

Distance **0.44km**



**10 COCHRANE STREET ECHUCA
VIC 3564**

 3  2  2

Sold Price **\$650,000** Sold Date **21-Feb-25**

Distance **0.83km**



**53 MCSWAIN ROAD ECHUCA VIC
3564**

 3  2  4

Sold Price **\$630,000** Sold Date **03-Jun-25**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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