

# 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 or  
locality and postcode

64 Russell Street, Numurkah Vic 3636

### Indicative selling price

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

Single price

\$595,000

### Median sale price

Median price

\$415,000

Property Type

House

Suburb

Numurkah

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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
1	4 Birch Ct NUMURKAH 3636	\$610,000	31/03/2025
2	3 Katamatite Nathalia Rd NUMURKAH 3636	\$608,000	21/03/2025
3	9 Olivia Ct NUMURKAH 3636	\$580,000	19/08/2024

**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:

15/07/2025 13:19

64 Russell Street, Numurkah Vic 3636



3    

**Property Type:** House (Res)  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000  
**Median House Price**  
Year ending June 2025: \$415,000

## Comparable Properties



**4 Birch Ct NUMURKAH 3636 (VG)**

**Agent Comments**

4   -   -

**Price:** \$610,000  
**Method:** Sale  
**Date:** 31/03/2025  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 927 sqm approx



**3 Katamatite Nathalia Rd NUMURKAH 3636 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$608,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** House  
**Land Size:** 743 sqm approx

**9 Olivia Ct NUMURKAH 3636 (VG)**

**Agent Comments**

3   -   -

**Price:** \$580,000  
**Method:** Sale  
**Date:** 19/08/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 900 sqm approx

**Account - McNamara's** | P: 03 5862 1077 | F: 03 5862 2032



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