

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

2/41 WAWUNNA ROAD HORSHAM VIC 3400

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$299,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Horsham

Period-from

01 Jul 2025

to

30 Jun 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

2 KURRAJONG COURT HORSHAM VIC 3400	\$290,000	11-Aug-25
3/3 BEGG STREET HORSHAM VIC 3400	\$292,500	14-Sep-25
15A URQUHART STREET HORSHAM VIC 3400	\$290,000	29-Jul-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: 15 July 2026


**2 KURRAJONG COURT HORSHAM
VIC 3400**

Sold Price

\$290,000

Sold Date

11-Aug-25
 2

 1

 1

Distance

0.52km

**3/3 BEGG STREET HORSHAM VIC
3400**

Sold Price

\$292,500

Sold Date

14-Sep-25
 2

 1

 1

Distance

0.7km

**15A URQUHART STREET HORSHAM
VIC 3400**

Sold Price

\$290,000

Sold Date

29-Jul-25
 2

 1

 1

Distance

0.78km
RS = Recent sale

UN = Undisclosed Sale

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