

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

1 URI PARK COURT STAWELL VIC 3380

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

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Farm

Suburb

Stawell

Period-from

01 Nov 2024

to

31 Oct 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

40 BROWN STREET STAWELL VIC 3380	\$800,000	24-Oct-25
12 GERTRUDE STREET STAWELL VIC 3380	\$850,000	30-Jun-25
3192 WESTERN HIGHWAY STAWELL VIC 3380	\$1,100,000	16-Oct-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: 12 November 2025



40 BROWN STREET STAWELL VIC 3380

Sold Price

^{RS} **\$800,000**

Sold Date

24-Oct-25

 4  2  2

Distance

2.18km



12 GERTRUDE STREET STAWELL VIC 3380

Sold Price

\$850,000

Sold Date

30-Jun-25

 4  2  2

Distance

3.61km



3192 WESTERN HIGHWAY STAWELL VIC 3380

Sold Price

^{RS} **\$1,100,000**

Sold Date

16-Oct-25

 4  2  1

Distance

4.15km

RS = Recent sale

UN = Undisclosed Sale

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