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 BROWN STREET 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	$800,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$324,750	Property type	House	Suburb	Stawell
Period-from	01 Sep 2024	to	31 Aug 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
2460 WESTERN HIGHWAY GREAT WESTERN VIC 3374	$815,000	19-Sep-24
12 GERTRUDE STREET STAWELL VIC 3380	-	11-Aug-25
191 CHURCHILL CROSSING ROAD BLACK RANGE VIC 3381	$810,000	02-Apr-24

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: 01 September 2025

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2460 WESTERN HIGHWAY GREAT WESTERN VIC 3374

3 2 2

Sold Price **$815,000** Sold Date **19-Sep-24**

Distance **4.7km**

12 GERTRUDE STREET STAWELL VIC 3380

4 2 2

Sold Price RS UN - Sold Date **11-Aug-25**

Distance **1.44km**

191 CHURCHILL CROSSING ROAD BLACK RANGE VIC 3381

4 3 2

Sold Price **$810,000** Sold Date **02-Apr-24**

Distance **8.68km**

RS = Recent sale **UN** = Undisclosed Sale

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