

Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$0 and the highest sale price is \$583,000 with a median sale price of \$566,750. Days listed ranges from 3 to 52 days with the average currently at 19 days for these selected properties.

7 ORKNEY ST, WANGARATTA, VIC 3677

Distance from Property: 628m  3  2  2



Property Type: House
Area: 724 m²
Area \$/m²: \$785
RPD: 221//LP22314

Sale Price: **\$568,500 (Normal Sale)**
Sale Date: 14/04/2026 Days to Sell: **7 Days**
Last Price: \$565,000 (Under Offer) Chg %:
First Price: \$565,000 (Under Offer) Chg %:

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: DISHWASHER, GAS, INTERNAL LAUNDRY, NORTH FACING

1 LANGTREE AVE, WANGARATTA, VIC 3677

Distance from Property: 698m  3  1  3



Property Type: House
Area: 600 m²
Area \$/m²: \$942
RPD: 51//LP40136

Sale Price: **\$565,000 (Normal Sale)**
Sale Date: 27/02/2026 Days to Sell: **3 Days**
Last Price: \$545,000 (Under Offer) Chg %:
First Price: \$545,000 (Under Offer) Chg %:

Features:

84 APPIN ST, WANGARATTA, VIC 3677

Distance from Property: 179m  3  1  1



Property Type: House
Area: 671 m²
Area \$/m²:
RPD: 85//LP43672

Sale Price: **Price Withheld (Recent Advice -**
Sale Date: 01/05/2026 Days to Sell: **14 Days**
Last Price: \$583,000 Chg %:
First Price: \$559,000 (Under Offer) Chg %:

Features:

110 APPIN ST, WANGARATTA, VIC 3677

Distance from Property: 149m  3  1  2

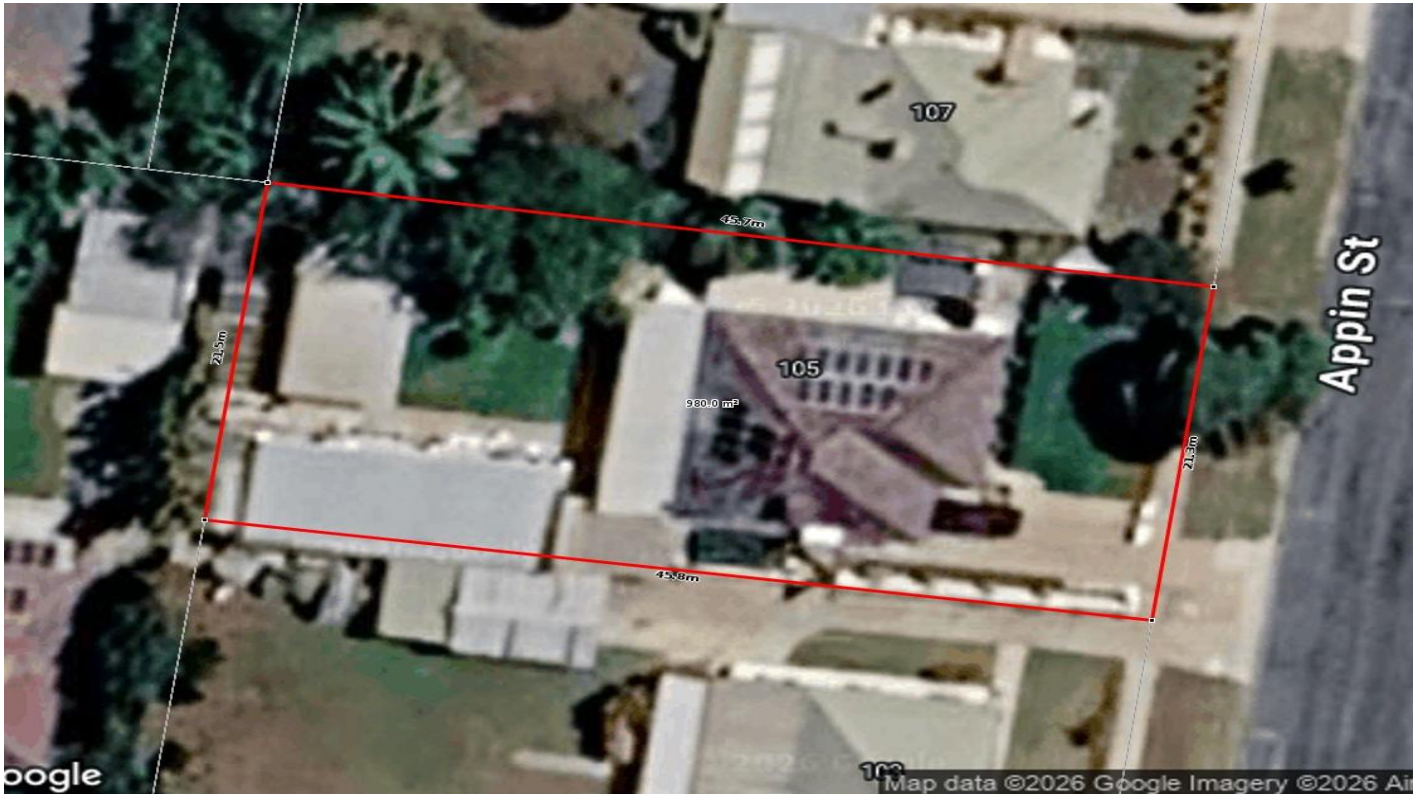


Property Type: House
Area: 570 m²
Area \$/m²:
RPD: 13//LP97918

Sale Price: **Price Withheld (Recent Advice -**
Sale Date: 30/06/2026 Days to Sell: **52 Days**
Last Price: \$599,000 Chg %:
First Price: \$599,000 Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING

105 APPIN STREET, WANGARATTA, VIC 3677



Appraisal Price

This market analysis has been prepared on 15/07/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$580,000

Contact your agent for further information:

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