

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

12 MCGREGOR STREET NUMURKAH VIC 3636

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

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

House

Suburb

Numurkah

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

38 PATERSON STREET NUMURKAH VIC 3636	\$472,500	03-Mar-26
40 TOCUMWAL ROAD NUMURKAH VIC 3636	\$470,000	09-Oct-25
38 RUSSELL STREET NUMURKAH VIC 3636	\$470,000	12-Feb-26

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: 22 July 2026



38 PATERSON STREET NUMURKAH Sold Price
VIC 3636

 3  1  2

\$472,500 Sold Date **03-Mar-26**

Distance **0.16km**



40 TOCUMWAL ROAD NUMURKAH Sold Price
VIC 3636

 3  1  1

\$470,000 Sold Date **09-Oct-25**

Distance **0.2km**



38 RUSSELL STREET NUMURKAH Sold Price
VIC 3636

 3  2  1

Sold Date **12-Feb-26**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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