

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

14 Watson Lake Road  
St Arnaud 3478

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$329,000.00

### Median sale price

Median price 310,500.00

Property type House

Suburb St Arnaud

Period - From Aug 25

to

Jul 26

Source Realestate.com

### Comparable property sales

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 |
|------------------------------------------|--------------|--------------|
| 1 9A Beaconsfield Street, St Arnaud 3478 | \$310,000.00 | Jul 26       |
| 2 7 Edwards Street, St Arnaud 3478       | \$325,000.00 | Jun 26       |
| 3 34 Inglewood Road, St Arnaud 3478      | \$335,000.00 | Jul 25       |

This Statement of Information was prepared on: 10<sup>th</sup> August, 2026