

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

17 CANNING STREET BARNAWARTHA VIC 3688

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

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

House

Suburb

Barnawartha

Period-from

01 Apr 2025

to

31 Mar 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

61 HIGH STREET BARNAWARTHA VIC 3688	\$530,000	15-Apr-25
76 HIGH STREET BARNAWARTHA VIC 3688	\$529,000	22-Jan-26
25 STANLEY STREET BARNAWARTHA VIC 3688	\$535,000	20-Jul-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: 13 April 2026

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**61 HIGH STREET BARNAWARTHA
VIC 3688**

3 1 2

Sold Price **\$530,000** Sold Date **15-Apr-25**

Distance **0.77km**



**76 HIGH STREET BARNAWARTHA
VIC 3688**

3 1 2

Sold Price **\$529,000** Sold Date **22-Jan-26**

Distance **0.85km**



**25 STANLEY STREET
BARNAWARTHA VIC 3688**

3 1 4

Sold Price **\$535,000** Sold Date **20-Jul-25**

Distance **0.86km**

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

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