

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

21 STANLEY 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

\$485,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,750

Property type

House

Suburb

Barnawartha

Period-from

01 May 2025

to

30 Apr 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

76 HIGH STREET BARNAWARTHA VIC 3688	\$529,000	22-Jan-26
61 HIGH STREET BARNAWARTHA VIC 3688	\$530,000	15-Apr-25
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.~~

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Harley Maclachlan
P 026021922
M 0407403823
E harley@wodongafn.com.au



**76 HIGH STREET BARNAWARTHA
VIC 3688**

3 1 2

Sold Price

\$529,000

Sold Date

22-Jan-26

Distance

0.21km



**61 HIGH STREET BARNAWARTHA
VIC 3688**

3 1 2

Sold Price

\$530,000

Sold Date

15-Apr-25

Distance

0.18km



**25 STANLEY STREET
BARNAWARTHA VIC 3688**

3 1 4

Sold Price

\$535,000

Sold Date

20-Jul-25

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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