

# 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 or locality and postcode

3/106 Templeton Street, Wangaratta

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$315,000 or range between \$\* & \$

### Median sale price

Median price \$377,500 Property type Unit Suburb Wangaratta

Period - From June 2026 to September 2026 Source Land data

### 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 |
|--------------------------------|-----------|--------------|
| 4/64 Norton Street, Wangaratta | \$330,000 | August 2026  |
| 5/78 Sisley Avenue, Wangaratta | \$315,000 | April 2026   |
|                                |           |              |

**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: 04/09/2026