Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	19 Magnolia Drive Echuca, 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$670,000 & $685,000

Median sale price

Median price	$600,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	09-Jul-2024	to	07-Nov-2024	Source	Core Logic

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	24 Lincoln Cres Echuca	$700,000	26-Jun-2024
2	6 Selwyn Street Echuca	$730,000	29-Jul-2024
3	48 Magnolia Drive Echuca	$680,000	21-Dec-2023

This statement of information was prepared on 31-Oct-2025 at 11:19:08 AM AEDT