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	4 ARMSTRONG COURT WANGARATTA VIC 3677

Indicative selling price

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

Single Price	$690,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$519,000	Property type	House	Suburb	Wangaratta
Period-from	01 Sep 2024	to	31 Aug 2025	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
29 GRAHAM AVENUE WANGARATTA VIC 3677	$719,900	16-Apr-25
18 CRAMOND AVENUE WANGARATTA VIC 3677	$690,000	08-Nov-24
26 STEANE STREET WANGARATTA VIC 3677	$670,000	31-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: 16 September 2025

OBrien Real Estate

Tyler Robinson
P 0357222336
M 0499092539
E tyler.robinson@obrienrealestate.com.au



29 GRAHAM AVENUE WANGARATTA VIC 3677

3 2 2

Sold Price **$719,900** Sold Date **16-Apr-25**

Distance **0.42km**



18 CRAMOND AVENUE WANGARATTA VIC 3677

3 2 2

Sold Price **$690,000** Sold Date **08-Nov-24**

Distance **2.32km**



26 STEANE STREET WANGARATTA VIC 3677

3 2 3

Sold Price RS **$670,000** Sold Date **31-Jul-25**

Distance **2.19km**

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

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