Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	1 Jones Street, St Arnaud 3478

Indicative selling price

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

Single price	$329,000.00				

Median sale price

Median price	295,000.00	Property type	*House*	Suburb	St Arnaud
Period - From	Nov 24	to	Oct 25	Source	Realestate.com

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 3B Millett Street, St Arnaud 3478	$405,000.00	Oct 25
2 4 Kings Avenue, St Arnaud 3478	$370,000.00	Apr 25
3 6 Dundas Street, St Arnaud 3478	$330,000.00	Jul 24

This Statement of Information was prepared on: 1st December 2025