

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

3 LITTLE COOPER LANE STAWELL VIC 3380

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

\$295,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,500

Property type

House

Suburb

Stawell

Period-from

01 Apr 2025

to

31 Mar 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

68 DARCY STREET STAWELL VIC 3380	\$280,000	08-Sep-25
25 BROWN STREET STAWELL VIC 3380	\$335,000	09-Jul-25
2 CLIFTON AVENUE STAWELL VIC 3380	\$290,000	30-Jan-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: 30 April 2026



68 DARCY STREET STAWELL VIC 3380

Sold Price

\$280,000

Sold Date

08-Sep-25

 3

 1

 2

Distance

0.95km



25 BROWN STREET STAWELL VIC 3380

Sold Price

\$335,000

Sold Date

09-Jul-25

 2

 1

 1

Distance

0.95km



2 CLIFTON AVENUE STAWELL VIC 3380

Sold Price

\$290,000

Sold Date

30-Jan-25

 3

 1

 2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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