Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

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

Indicative selling price

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

Single price	$189,000.00				

Median sale price

Median price	265,000.00	Property type	*House*	Suburb	St Arnaud
Period - From	Dec 24	to	Nov 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 1 George Street, St Arnaud 3478	$185,000.00	June 2025
2 60 Canterbury Street, St Arnaud 3478	$190,000.00	March 2025
3 17 Navarre Road, St Arnaud 3478	$190,000.00	June 2024

This Statement of Information was prepared on: 8th December, 2025