

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

120 SARANDU ROAD WHARPARILLA VIC 3564

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

\$3,400,000

&

\$3,700,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

74 BENARCA FOREST ROAD MOAMA NSW 2731	\$4,080,000	13-Feb-25
1679 PERRICOOTA ROAD MOAMA NSW 2731	\$4,600,000	04-May-25
150 CASEY ROAD WHARPARILLA VIC 3564	\$3,000,000	20-Dec-24

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: 11 December 2025



**74 BENARCA FOREST ROAD
MOAMA NSW 2731**

 4  3  7

Sold Price **\$4,080,000** Sold Date **13-Feb-25**

Distance **3.43km**



**1679 PERRICOOTA ROAD MOAMA
NSW 2731**

 5  3  20

Sold Price **\$4,600,000** Sold Date **04-May-25**

Distance **4.58km**



**150 CASEY ROAD WHARPARILLA
VIC 3564**

 6  3  8

Sold Price **\$3,000,000** Sold Date **20-Dec-24**

Distance **4.46km**

RS = Recent sale UN = Undisclosed Sale

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