Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	458 Mitchell Road Echuca, 3564

Indicative selling price

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

Range between	$1,390,000 & $1,490,000

Median sale price

Median price	$578,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Mar-2024	to	28-Feb-2025	Source	Ignite / PropTrack

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	185 Mitchell Road, Echuca 3564	$1,255,000	25-Nov-2024
2	189 Hicks Road, Echuca 3564	$1,300,000	24-Feb-2024
3	19 Brown Road, Echuca 3564	$1,070,500	21-May-2024

This statement of information was prepared on 06-May-2025 at 2:15:25 PM AEST