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	2/22 James Street Echuca, 3564

Indicative selling price

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

Single price	$580,000

Median sale price

Median price	$522,500	Property Type	UNIT	Suburb	ECHUCA
Period - From	01-Aug-2024	to	31-Jul-2025	Source	REA

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 Brenton Avenue, Echuca VIC 3564	$610,000	03-Feb-2025
2	1/35 Wearne Road, Echuca VIC 3564	$550,000	27-Aug-2024
3	1/21-25 Sunset Avenue, Echuca VIC 3564	$520,000	03-Jun-2025

This statement of information was prepared on 06-Feb-2026 at 4:47:50 PM AEDT