

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

250 WIMMERA HIGHWAY EDENHOPE VIC 3318

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Farm

Suburb

Edenhope

Period-from

01 Jan 2025

to

31 Dec 2025

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

222 ELIZABETH STREET EDENHOPE VIC 3318	\$140,000	12-Sep-25
WIMMERA HIGHWAY APSLEY VIC 3319	\$85,000	08-Aug-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: 29 January 2026



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**222 ELIZABETH STREET
EDENHOPE VIC 3318**

Sold Price

\$140,000

Sold Date

12-Sep-25



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Distance

0.48km



**WIMMERA HIGHWAY APSLEY VIC
3319**

Sold Price

\$85,000

Sold Date

08-Aug-24



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Distance

20.07km

RS = Recent sale

UN = Undisclosed Sale

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