

## 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	34 HARROW ROAD EDENHOPE VIC 3318
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### Indicative selling price

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

Single Price	\$350,000	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$330,000	Property type	House	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
3 DUNDAS STREET EDENHOPE VIC 3318	\$330,000	30-Apr-25
32 EDINBURGH ROAD EDENHOPE VIC 3318	\$340,000	25-Sep-24
141 LAKE STREET EDENHOPE VIC 3318	\$390,000	13-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: 29 January 2026



**3 DUNDAS STREET EDENHOPE VIC 3318**

3 1 2

**\$330,000** Sold Date **30-Apr-25**

Distance **0.57km**



**32 EDINBURGH ROAD EDENHOPE VIC 3318**

3 2 1

**\$340,000** Sold Date **25-Sep-24**

Distance **1.47km**



**141 LAKE STREET EDENHOPE VIC 3318**

3 - -

**\$390,000** Sold Date **13-Dec-24**

Distance **1.81km**



**29 WANNON AVENUE EDENHOPE VIC 3318**

3 - 1

Sold Date **18-Oct-24**

Distance **2.3km**

**RS** = Recent sale **UN** = Undisclosed Sale

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