

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

1/4 STEWART STREET HORSHAM VIC 3400

Indicative selling price

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

Single Price

\$279,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Unit

Suburb

Horsham

Period-from

01 Jul 2024

to

30 Jun 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
2/4 SEARLE STREET HORSHAM VIC 3400	\$275,000	29-May-24
8/11 MCPHERSON STREET HORSHAM VIC 3400	\$255,000	22-Mar-24
1/1 BEGG STREET HORSHAM VIC 3400	\$245,000	25-Feb-25

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: 24 July 2025



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**2/4 SEARLE STREET HORSHAM
VIC 3400**

2 1 1

Sold Price **\$275,000** Sold Date **29-May-24**

Distance **0.75km**



**8/11 MCPHERSON STREET
HORSHAM VIC 3400**

2 1 1

Sold Price **\$255,000** Sold Date **22-Mar-24**

Distance **1.13km**



**1/1 BEGG STREET HORSHAM VIC
3400**

2 1 1

Sold Price **\$245,000** Sold Date **25-Feb-25**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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