

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 HART STREET EUROA VIC 3666

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Euroa

Period-from

01 Nov 2024

to

31 Oct 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

110 BOUNDARY ROAD NORTH EUROA VIC 3666	\$540,000	16-Dec-24
130 ANDERSON STREET EUROA VIC 3666	\$600,000	24-Jan-25
104 BINNEY STREET EUROA VIC 3666	\$565,000	17-Oct-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: 12 November 2025



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110 BOUNDARY ROAD NORTH EUROA VIC 3666

4 1 1

Sold Price **\$540,000** Sold Date **16-Dec-24**

Distance **1.6km**

Notes from your agent

Much larger block in an inferior location



130 ANDERSON STREET EUROA VIC 3666

4 2 2

Sold Price **\$600,000** Sold Date **24-Jan-25**

Distance **1.21km**

Notes from your agent

Large updated family home on a larger block



104 BINNEY STREET EUROA VIC 3666

4 1 1

Sold Price **\$565,000** Sold Date **17-Oct-24**

Distance **0.31km**

Notes from your agent

Great location. 4-bedroom home needing updating on a larger block (was actually 920sqm allotment)



25 ANDERSON STREET EUROA VIC 3666

3 1 2

Sold Price **\$587,500** Sold Date **13-Aug-25**

Distance **0.14km**

Notes from your agent

3 bedrooms, however larger block with a shed. Sold to a very motivated buyer.

RS = Recent sale

UN = Undisclosed Sale

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27 BROCK STREET EUROA VIC 3666

Sold Price **\$530,000** Sold Date **29-Apr-25**

3 1 2

Distance **0.03km**

Notes from your agent

Next door on the corner of Hart and Brock Street. Updated character home on a smaller allotment. We had one strong buyer at \$530,000. Remainder of the market was circa \$475,000 to \$500,000.



14 PLEASANCE AVENUE EUROA VIC 3666

Sold Price **\$515,000** Sold Date **20-Feb-25**

3 1 1

Distance **1.2km**

Notes from your agent

Very similar style house. Angled on block, attached carport. One less room, however renovated kitchen and bathroom.

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UN = Undisclosed Sale

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