

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

35 HIGH STREET WEST ARARAT VIC 3377

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$378,500

Property type

House

Suburb

Ararat

Period-from

01 Aug 2024

to

31 Jul 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 PLANT STREET ARARAT VIC 3377	\$420,000	18-Sep-24
8 KIMBARRA COURT ARARAT VIC 3377	\$420,000	08-Nov-24
2 BREWSTER ROAD ARARAT VIC 3377	\$420,000	26-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: 14 August 2025



Real Estate

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**2 PLANT STREET ARARAT VIC
3377**

3 1 1

Sold Price

\$420,000

Sold Date **18-Sep-24**

Distance **0.07km**



**8 KIMBARRA COURT ARARAT VIC
3377**

2 1 3

Sold Price

Sold Date **08-Nov-24**

Distance **0.23km**



**2 BREWSTER ROAD ARARAT VIC
3377**

4 1 1

Sold Price

Sold Date **26-Feb-25**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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