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	13 BRASH AVENUE WANGARATTA VIC 3677

Indicative selling price

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

Single Price	$355,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	House	Suburb	Wangaratta
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
50 HALLETT CRESCENT WANGARATTA VIC 3677	$355,000	27-May-25
39 IRVING STREET WANGARATTA VIC 3677	$335,000	26-May-25
21 BURKE STREET WANGARATTA VIC 3677	$350,000	25-Aug-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: 20 November 2025

OBrien Real Estate

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50 HALLETT CRESCENT WANGARATTA VIC 3677

3 1 2

Sold Price **$355,000** Sold Date **27-May-25**

Distance **0.35km**

39 IRVING STREET WANGARATTA VIC 3677

3 1 2

Sold Price **$335,000** Sold Date **26-May-25**

Distance **0.68km**

21 BURKE STREET WANGARATTA VIC 3677

3 1 1

Sold Price **$350,000** Sold Date **25-Aug-25**

Distance **0.88km**

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

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