

## 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

9 CALLANDER AVENUE WANGARATTA VIC 3677

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,750

Property type

House

Suburb

Wangaratta

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

|  |           |           |
|--|-----------|-----------|
| 39 ROY STREET WEST WANGARATTA VIC 3677   | \$460,000 | 11-Feb-25 |
| 5 SMITH CRESCENT WANGARATTA VIC 3677     | \$450,000 | 12-Mar-25 |
| 42 PHILLIPSON STREET WANGARATTA VIC 3677 | \$454,000 | 18-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: 29 August 2025



Angelo Pomponio

P 03 5721 7995

M 0409 640 119

E [info@insiterealestate.com.au](mailto:info@insiterealestate.com.au)



**39 ROY STREET WEST  
WANGARATTA VIC 3677**

3 2 2

Sold Price **\$460,000** Sold Date **11-Feb-25**

Distance **0.5km**



**5 SMITH CRESCENT  
WANGARATTA VIC 3677**

2 1 4

Sold Price **\$450,000** Sold Date **12-Mar-25**

Distance **0.85km**



**42 PHILLIPSON STREET  
WANGARATTA VIC 3677**

3 1 2

Sold Price **\$454,000** Sold Date **18-Oct-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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