

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

43 TAVERN TERRACE 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Farm

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

79 TALGAI DRIVE WALDARA VIC 3678	\$1,030,000	24-Jan-25
15 WONGA PARK DRIVE WALDARA VIC 3678	-	21-Oct-25
12 PARFITT ROAD WANGARATTA VIC 3677	\$1,150,000	12-May-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: 06 November 2025



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79 TALGAI DRIVE WALDARA VIC
3678

Sold Price

\$1,030,000 Sold Date **24-Jan-25**

5 2 12

Distance **5.53km**



15 WONGA PARK DRIVE
WALDARA VIC 3678

Sold Price

^{RS} ^{UN} Sold Date **21-Oct-25**

4 2 2

Distance **6.38km**



12 PARFITT ROAD WANGARATTA
VIC 3677

Sold Price

\$1,150,000 Sold Date **12-May-25**

4 2 4

Distance **4.14km**

RS = Recent sale

UN = Undisclosed Sale

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