

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
137 WHARPARILLA DRIVE ECHUCA VIC 3564

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 \$1,600,000 & \$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Echuca
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
119 WHARPARILLA DRIVE ECHUCA VIC 3564	\$1,700,000	21-Dec-24
89 WHARPARILLA DRIVE ECHUCA VIC 3564	\$1,730,000	24-Apr-25
9 WHARPARILLA DRIVE ECHUCA VIC 3564	\$1,450,000	03-Nov-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 January 2026



119 WHARPARILLA DRIVE ECHUCA Sold Price **\$1,700,000** Sold Date **21-Dec-24**
VIC 3564

4 3 8

Distance **0.17km**



89 WHARPARILLA DRIVE ECHUCA Sold Price **\$1,730,000** Sold Date **24-Apr-25**
VIC 3564

3 3 6

Distance **0.46km**



9 WHARPARILLA DRIVE ECHUCA Sold Price **\$1,450,000** Sold Date **03-Nov-25**
VIC 3564

4 3 6

Distance **1.2km**

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

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