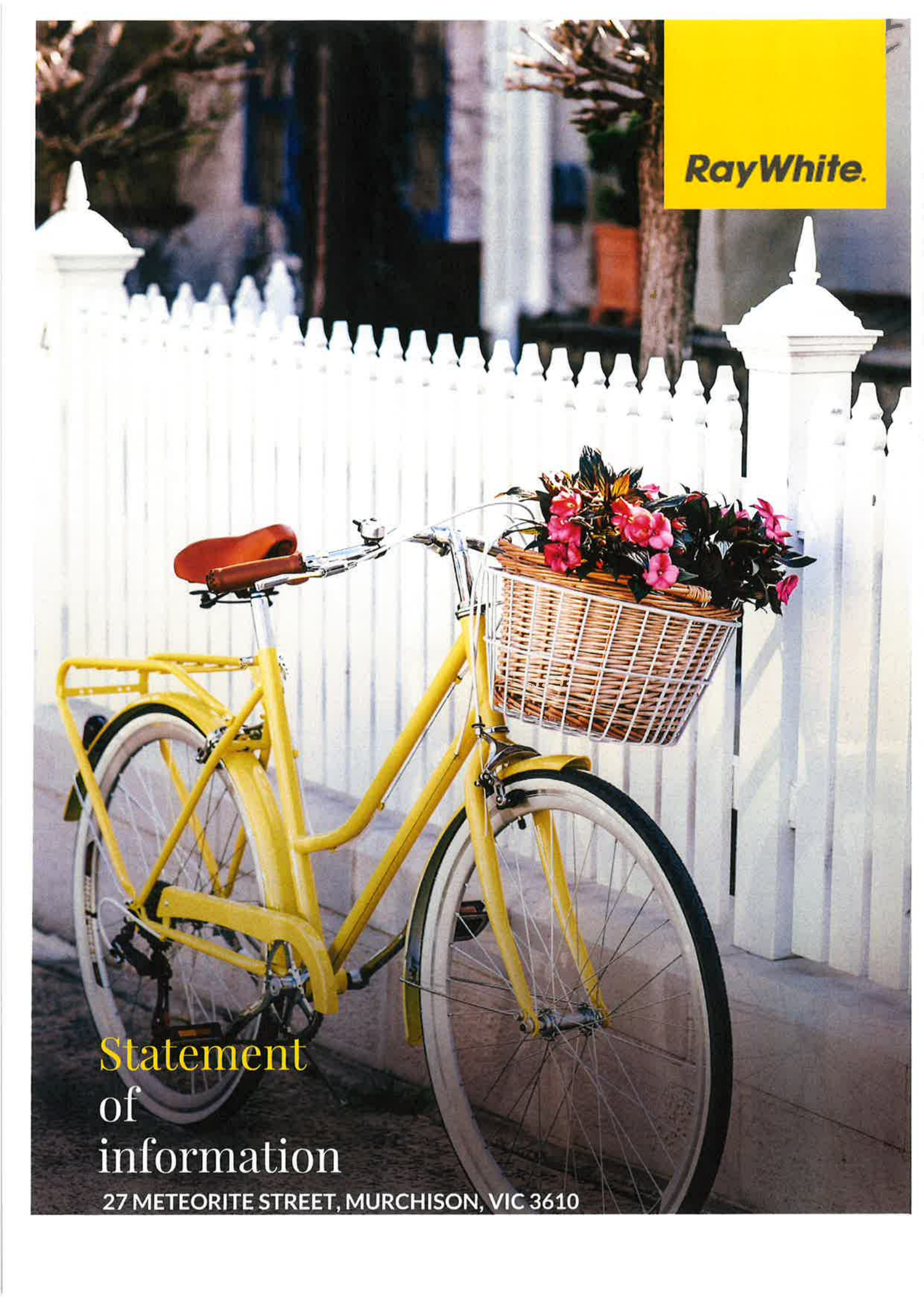


A vintage-style yellow bicycle is leaning against a white picket fence. The bicycle has a brown saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Statement
of
information**

27 METEORITE STREET, MURCHISON, VIC 3610

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 METEORITE STREET, MURCHISON, VIC  **3**  **1**  **8**

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: **\$660,000**

Provided by: Brett Creighton , Ray White Tatura

MEDIAN SALE PRICE



MURCHISON, VIC, 3610

Suburb Median Sale Price (House)

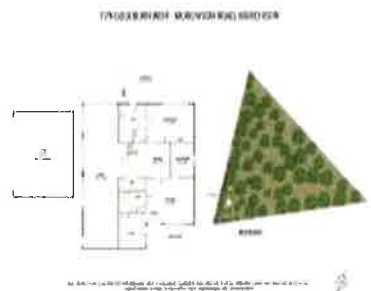
\$412,500

01 October 2024 to 30 September 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



729 GOULBURN WEIR-MURCHISON RD,

 **2**  **2**  **6**

Sale Price

\$625,000

Sale Date: 27/06/2025

Distance from Property: 9.3km



62 STATION ST, MURCHISON, VIC 3610

 **3**  **2**  **2**

Sale Price

\$545,000

Sale Date: 16/09/2024

Distance from Property: 1.3km



88 RIVER RD, MURCHISON, VIC 3610

 **4**  **2**  **4**

Sale Price

\$610,000

Sale Date: 16/09/2025

Distance from Property: 812m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

27 METEORITE STREET, MURCHISON, VIC 3610

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$660,000

Median sale price

Median price

\$412,500

Property type

House

Suburb

MURCHISON

Period

01 October 2024 to 30 September 2025

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

729 GOULBURN WEIR-MURCHISON RD, MURCHISON, VIC 3610	\$625,000	27/06/2025
62 STATION ST, MURCHISON, VIC 3610	\$545,000	16/09/2024
88 RIVER RD, MURCHISON, VIC 3610	\$610,000	16/09/2025

This Statement of Information was prepared on:

18/12/2025