

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and yellow fabric is on a paved patio. Next to it is a wooden stump table with a wide-brimmed hat on top. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall. Large trees and a swing set are also visible in the background.

RayWhite.

Statement of information

17 CLARENDON STREET, BENALLA, VIC 3672

PREPARED BY JAZMYN ASHCROFT, RAY WHITE BENALLA, PHONE: 0474941423

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 CLARENDON STREET, BENALLA, VIC

4 2 1

Indicative Selling Price

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

Price Range: \$580,000 to \$620,000

Provided by: jazmyn ashcroft, Ray White Benalla

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$495,000

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



46 COSTER ST, BENALLA, VIC 3672

4 2 2

Sale Price

\$610,000

Sale Date: 02/10/2025

Distance from Property: 891m



55 ROE ST, BENALLA, VIC 3672

4 2 2

Sale Price

\$600,000

Sale Date: 20/11/2025

Distance from Property: 1.1km



This report has been compiled on 27/03/2026 by Ray White Benalla. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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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

17 CLARENDON STREET, BENALLA, VIC 3672

Indicative selling price

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

Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$495,000

Property type

House

Suburb

BENALLA

Period

01 January 2025 to 31 December 2025

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

46 COSTER ST, BENALLA, VIC 3672	\$610,000	02/10/2025
55 ROE ST, BENALLA, VIC 3672	\$600,000	20/11/2025

This Statement of Information was prepared on:

27/03/2026