

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

117 SUGARLOAF LANE BEECHWORTH VIC 3747

Indicative selling price

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

Single Price

\$1,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Farm

Suburb

Beechworth

Period-from

01 Jun 2025

to

31 May 2026

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

228 EDMONDSON LANE WOORAGEE VIC 3747	\$1,550,000	25-Sep-25
373 TOVEYS ROAD CHILTERN VIC 3683	\$1,475,000	22-Dec-25
1626 BEECHWORTH-WODONGA ROAD WOORAGEE VIC 3747	\$1,500,000	16-Jan-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: 22 June 2026

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**228 EDMONDSON LANE
 WOORAGEE VIC 3747**

3 2 2

Sold Price **\$1,550,000** Sold Date **25-Sep-25**

Distance **10.55km**



**373 TOVEYS ROAD CHILTERN VIC
 3683**

3 5 6

Sold Price **\$1,475,000** Sold Date **22-Dec-25**

Distance **6.12km**



**1626 BEECHWORTH-WODONGA
 ROAD WOORAGEE VIC 3747**

4 2 2

Sold Price **\$1,500,000** Sold Date **16-Jan-25**

Distance **15.14km**

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

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