

## 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

20 NOARANA DRIVE BENALLA VIC 3672

### Indicative selling price

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

Single Price

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Benalla

Period-from

01 Apr 2025

to

31 Mar 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

76A WILLIS LITTLE DRIVE BENALLA VIC 3672	\$930,000	04-Jul-25
28 BARRS LANE BENALLA VIC 3672	\$980,000	09-May-25
106 GRANT DRIVE BENALLA VIC 3672	\$870,000	27-Aug-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: 17 April 2026


**76A WILLIS LITTLE DRIVE  
BENALLA VIC 3672**
 4
  2
  4

 Sold Price **\$930,000** Sold Date **04-Jul-25**

 Distance **4.16km**

**28 BARRS LANE BENALLA VIC  
3672**
 4
  2
  2

 Sold Price **\$980,000** Sold Date **09-May-25**

 Distance **1.52km**

**106 GRANT DRIVE BENALLA VIC  
3672**
 4
  2
  3

 Sold Price **\$870,000** Sold Date **27-Aug-25**

 Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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