

## 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

12 DIGGORA PARADE NUMURKAH VIC 3636

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Numurkah

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 15 MCGREGOR STREET NUMURKAH VIC 3636 | \$405,000 | 05-Aug-24 |
| 9 ROWE STREET NUMURKAH VIC 3636      | \$400,000 | 24-Jan-25 |
| 20 THORNTON STREET NUMURKAH VIC 3636 | \$390,000 | 10-Dec-24 |

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: 31 July 2025


**15 MCGREGOR STREET  
NUMURKAH VIC 3636**
 3  1  1

Sold Price **\$405,000** Sold Date **05-Aug-24**

Distance **0.68km**

**9 ROWE STREET NUMURKAH VIC  
3636**
 3  1  1

Sold Price **\$400,000** Sold Date **24-Jan-25**

Distance **1.34km**

**20 THORNTON STREET  
NUMURKAH VIC 3636**
 3  2  2

Sold Price **\$390,000** Sold Date **10-Dec-24**

Distance **1.45km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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