

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

75 ALBERT STREET HORSHAM VIC 3400

Indicative selling price

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

Single Price	\$279,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$382,500	Property type	House	Suburb	Horsham
Period-from	01 Aug 2024	to	31 Jul 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
5 MARY STREET HORSHAM VIC 3400	\$270,000	13-Dec-24
1 LYNOTT STREET HORSHAM VIC 3400	\$280,000	14-Jul-25
19 URQUHART STREET HORSHAM VIC 3400	\$285,000	04-Mar-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: 15 August 2025

**5 MARY STREET HORSHAM VIC
3400**

3 1 2

Sold Price

\$270,000 Sold Date **13-Dec-24**Distance **0.7km****1 LYNOTT STREET HORSHAM VIC
3400**

3 1 1

Sold Price

RS \$280,000 Sold Date **14-Jul-25**Distance **0.99km****19 URQUHART STREET HORSHAM
VIC 3400**

3 1 1

Sold Price

\$285,000 Sold Date **04-Mar-25**Distance **1.51km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

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