

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

6 YOUNG 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
9 BIRCH AVENUE HORSHAM VIC 3400	\$625,000	09-Dec-25
18 MINTERN CRESCENT HORSHAM VIC 3400	\$630,000	07-Nov-25
12 FLORENCE STREET HORSHAM VIC 3400	\$649,000	18-Jul-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: 18 March 2026

**9 BIRCH AVENUE HORSHAM VIC
3400**

3 2 4

Sold Price

\$625,000Sold Date **09-Dec-25**Distance **2.32km****18 MINTERN CRESCENT HORSHAM
VIC 3400**

3 2 2

Sold Price

\$630,000Sold Date **07-Nov-25**Distance **2.98km****12 FLORENCE STREET HORSHAM
VIC 3400**

3 2 3

Sold Price

\$649,000Sold Date **18-Jul-25**Distance **3.15km**

RS = Recent sale

UN = Undisclosed Sale

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