

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

7 HINDMARSH STREET DIMBOOLA VIC 3414

Indicative selling price

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

Single Price

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$297,000

Property type

House

Suburb

Dimboola

Period-from

01 May 2025

to

30 Apr 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

56 WIMMERA STREET DIMBOOLA VIC 3414	\$265,000	17-Feb-26
20 MOULDER STREET DIMBOOLA VIC 3414	\$225,000	18-Dec-25
10 HOPE STREET DIMBOOLA VIC 3414	\$220,000	19-Nov-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 May 2026



56 WIMMERA STREET DIMBOOLA VIC 3414

3 1 -

Sold Price

\$265,000

Sold Date

17-Feb-26

Distance

0.45km



20 MOULDER STREET DIMBOOLA VIC 3414

3 1 1

Sold Price

\$225,000

Sold Date

18-Dec-25

Distance

1.07km



10 HOPE STREET DIMBOOLA VIC 3414

3 1 4

Sold Price

\$220,000

Sold Date

19-Nov-25

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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