

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

4 RAILWAY AVENUE 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Horsham

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

11 SUNNYSIDE AVENUE HORSHAM VIC 3400	\$430,000	02-Dec-25
4 WETTENHALL STREET HORSHAM VIC 3400	\$460,000	08-Dec-25
3 LEWIS STREET HORSHAM VIC 3400	\$440,000	10-Apr-26

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: 16 April 2026



**11 SUNNYSIDE AVENUE HORSHAM
VIC 3400**

 3  1  1

Sold Price

\$430,000

Sold Date **02-Dec-25**

Distance

1.15km



**4 WETTENHALL STREET
HORSHAM VIC 3400**

 3  1  1

Sold Price

\$460,000

Sold Date **08-Dec-25**

Distance

1.31km



**3 LEWIS STREET HORSHAM VIC
3400**

 3  1  1

Sold Price

^{RS} **\$440,000**

Sold Date **10-Apr-26**

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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