

# 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 or locality and postcode

25 CALDER HIGHWAY, WEDDERBURN VIC 3518
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$510,000
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### Median sale price

Median price

\$315,000
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Property type

House
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Suburb

Wedderburn
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Period - From

December 2022
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to

November 2023
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Source

<a href="http://www.realestate.com.au">www.realestate.com.au</a>
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### Comparable property sales

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:

12.12.2023
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