

# 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

16 Frith Street, Wurruk Vic 3850

### Indicative selling price

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

Single price

\$640,000

### Median sale price

Median price

\$635,000

Property Type

House

Suburb

Wurruk

Period - From

09/04/2024

to

08/04/2025

Source

Property Data

### 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
1	13 Peck PI SALE 3850	\$600,000	01/04/2025
2	26 Glebe Dr SALE 3850	\$625,000	15/01/2025
3	2 Simmons Ct SALE 3850	\$600,000	07/12/2023

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:

09/04/2025 14:01

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**Indicative Selling Price**

\$640,000

**Median House Price**

09/04/2024 - 08/04/2025: \$635,000



**Property Type:** Land

**Land Size:** 757 sqm approx

**Agent Comments**

## Comparable Properties



**13 Peck PI SALE 3850 (REI)**

**Agent Comments**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 01/04/2025

**Property Type:** House

**Land Size:** 800 sqm approx



**26 Glebe Dr SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$625,000

**Method:** Private Sale

**Date:** 15/01/2025

**Property Type:** House

**Land Size:** 760 sqm approx



**2 Simmons Ct SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** House

**Land Size:** 881 sqm approx

**Account - Graham Chalmer Sale** | P: 03 5144 4333 | F: 03 5144 6690