

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

22 DWYER AVENUE LENEVA VIC 3691

Indicative selling price

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

Single Price

\$815,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

Land

Suburb

Leneva

Period-from

01 Dec 2024

to

30 Nov 2025

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

13 ZIEBELL CIRCUIT WODONGA VIC 3690	\$815,000	02-Dec-25
13 KEYSOR WAY WODONGA VIC 3690	\$810,000	08-Apr-25
7 CUTLER CRESCENT WODONGA VIC 3690	\$805,000	16-Sep-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.~~

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**13 ZIEBELL CIRCUIT WODONGA
VIC 3690**

4 2 2

Sold Price

^{RS} **\$815,000** Sold Date **02-Dec-25**

Distance **0.85km**



**13 KEYSOR WAY WODONGA VIC
3690**

4 2 2

Sold Price

\$810,000 Sold Date **08-Apr-25**

Distance **1.53km**



**7 CUTLER CRESCENT WODONGA
VIC 3690**

4 2 2

Sold Price

\$805,000 Sold Date **16-Sep-25**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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