

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
2A WARSAW CRESCENT WODONGA VIC 3690

Indicative selling price

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

Single Price \$579,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$600,000 Property type House Suburb Wodonga
Period-from 01 Feb 2025 to 31 Jan 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
4 MILAN COURT WODONGA VIC 3690	\$589,000	18-Nov-25
108 PHILLIPS STREET WODONGA VIC 3690	\$574,500	15-Oct-25
109 HUONS HILL ROAD WODONGA VIC 3690	\$579,000	04-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: 04 February 2026



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4 MILAN COURT WODONGA VIC 3690

Sold Price

\$589,000 Sold Date **18-Nov-25**



3



1



2

Distance

0.11km



108 PHILLIPS STREET WODONGA VIC 3690

Sold Price

\$574,500 Sold Date **15-Oct-25**



3



1



2

Distance

1.29km



109 HUONS HILL ROAD WODONGA VIC 3690

Sold Price

\$579,000 Sold Date **04-Nov-25**



3



1



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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