

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

3/20 THOMAS MITCHELL DRIVE 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Wodonga

Period-from

01 Nov 2024

to

31 Oct 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

1/6 ANNE STREET WODONGA VIC 3690	\$560,000	16-Jun-25
1/90 MITCHELL STREET WODONGA VIC 3690	\$545,000	03-Oct-25
1/17 THORNEYCROFT AVENUE WODONGA VIC 3690	\$555,000	25-Mar-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: 05 November 2025

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1/6 ANNE STREET WODONGA VIC 3690

Sold Price

\$560,000

Sold Date

16-Jun-25

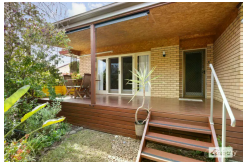
 3

 2

 2

Distance

0.16km



1/90 MITCHELL STREET WODONGA VIC 3690

Sold Price

^{RS} **\$545,000**

Sold Date

03-Oct-25

 3

 2

 2

Distance

1.08km



1/17 THORNEYCROFT AVENUE WODONGA VIC 3690

Sold Price

\$555,000

Sold Date

25-Mar-25

 3

 2

 2

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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