

# 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

30 Mount View Road, 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

\$1,350,000

### Median sale price

Median price

\$570,000

Property Type

House

Suburb

Wurruk

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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 eighteen 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	35 Mount View Rd WURRUK 3850	\$1,250,000	21/06/2025
2			
3			

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 eighteen months.~~

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**Indicative Selling Price**  
\$1,350,000

**Median House Price**  
Year ending June 2025: \$570,000



5 3 3

**Property Type:** Hobby Farm < 20  
ha (Rur)  
**Land Size:** 7168 sqm approx  
**Agent Comments**

## Comparable Properties



**35 Mount View Rd WURRUK 3850 (REI)**

**Agent Comments**

5 3 3

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 21/06/2025  
**Property Type:** House  
**Land Size:** 6716 sqm approx

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 eighteen months.