

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

RayWhite.

Statement of information

32 MURRAY WAY, WEST WODONGA, VIC 3690
PREPARED BY BOB PACKER, RAY WHITE ALBURY CENTRAL

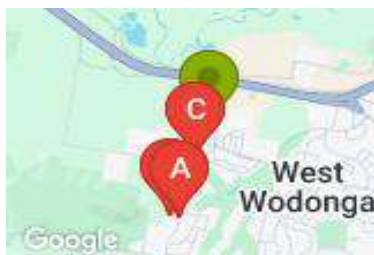
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**32 MURRAY WAY, WEST WODONGA, VIC****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:** **null**

Provided by: Bob Packer , Ray White Albury Central

MEDIAN SALE PRICE

**WEST WODONGA, VIC, 3690****Suburb Median Sale Price (Vacant Land)****\$275,000**

01 October 2024 to 30 September 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

**48 BREWER DR, WEST WODONGA, VIC 3690****Sale Price****\$825,000**

Sale Date: 11/04/2025

Distance from Property: 1.4km

**7 OTAGO WAY, WEST WODONGA, VIC 3690****Sale Price****\$770,000**

Sale Date: 24/04/2025

Distance from Property: 1.4km

**12 FIRESTONE WAY, WEST WODONGA, VIC****Sale Price****\$726,000**

Sale Date: 30/04/2025

Distance from Property: 494m



This report has been compiled on 14/10/2025 by Ray White Albury Central. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

32 MURRAY WAY, WEST WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$275,000

Property type

Vacant Land

Suburb

WEST WODONGA

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
48 BREWER DR, WEST WODONGA, VIC 3690	\$825,000	11/04/2025
7 OTAGO WAY, WEST WODONGA, VIC 3690	\$770,000	24/04/2025
12 FIRESTONE WAY, WEST WODONGA, VIC 3690	\$726,000	30/04/2025

This Statement of Information was prepared on:

14/10/2025