

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

35 Mount View Road, Wurruk Vic 3850

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Wurruk

Period - From

16/05/2024

to

15/05/2025

Source

Property Data

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	22 Rhodes Dr SALE 3850	\$1,480,000	14/10/2024
2	110 SOVEREIGN Dr WURRUK 3850	\$1,060,000	28/03/2024
3	76 The Ridge WURRUK 3850	\$1,010,000	14/03/2024

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:

16/05/2025 16:15



Ferg Horan
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5 3 3

Property Type: House
Land Size: 6716 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000
Median House Price
16/05/2024 - 15/05/2025: \$560,000

Comparable Properties



22 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments

5 3 6

Price: \$1,480,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 5230 sqm approx



110 SOVEREIGN Dr WURRUK 3850 (REI/VG)

Agent Comments

4 2 7

Price: \$1,060,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 4000 sqm approx



76 The Ridge WURRUK 3850 (REI)

Agent Comments

4 2 2

Price: \$1,010,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 4364 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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