



Statement of Information

42 HEREFORD STREET, WODONGA, VIC 3690

PREPARED BY JAKE SPARGO, PRD ALBURY-WODONGA, PHONE: 0475 689 702



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 HEREFORD STREET, WODONGA, VIC = 3







Indicative Selling Price

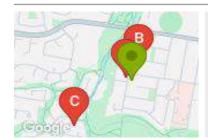
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$585,000

Provided by: Jake Spargo, PRD Albury-Wodonga

MEDIAN SALE PRICE



WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$590,000

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.



41 HEREFORD ST, WODONGA, VIC 3690







Sale Price

*\$543,750

Sale Date: 19/09/2025

Distance from Property: 44m





23 JAMES ST, WODONGA, VIC 3690









Sale Price

***\$585,000**

Sale Date: 16/09/2025

Distance from Property: 143m





31 MCFARLAND RD, WODONGA, VIC 3690







Sale Price

Price Withheld

Sale Date: 31/10/2025

Distance from Property: 503m



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.

Address Including suburb and postcode	42 HEREFORD STREET, WODONGA, VIC 3690
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Indicative selling price

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Single Price:	\$585,000	

Median sale price

Median price	\$590,000	Property type	House	Suburb	WODONGA
Period	01 October 2024 to 30 September 2025		Source	pricefinder	

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
41 HEREFORD ST, WODONGA, VIC 3690	*\$543,750	19/09/2025
23 JAMES ST, WODONGA, VIC 3690	*\$585,000	16/09/2025
31 MCFARLAND RD, WODONGA, VIC 3690	Price Withheld	31/10/2025

This Statement of Information was prepared on:

05/11/2025

