## 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	59 The Ridge, Wurruk Vic 3850
Including suburb or	
locality and postcode	

#### 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 \$567,500	Property	Type House		Suburb	Wurruk
Period - From 01/10/2024	to 30/09	)/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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	5 Thomson St SALE 3850	\$1,220,000	08/07/2025
2	35 Mount View Rd WURRUK 3850	\$1,250,000	21/06/2025
3	9 Millicent Ct SALE 3850	\$1,235,000	05/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	31/10/2025 15:49





Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

**Indicative Selling Price** \$1,295,000 **Median House Price** Year ending September 2025: \$567,500

Property Type: Land Land Size: 7111 sqm approx

**Agent Comments** 



# Comparable Properties

5 Thomson St SALE 3850 (REI)





**Agent Comments** 

Price: \$1,220,000 Method: Private Sale Date: 08/07/2025 Property Type: House

Land Size: 694 sqm approx

35 Mount View Rd WURRUK 3850 (REI/VG)





Agent Comments

Price: \$1,250,000 Method: Private Sale Date: 21/06/2025 Property Type: House

Land Size: 6716 sqm approx

9 Millicent Ct SALE 3850 (REI/VG)

Date: 05/09/2024



Price: \$1,235,000 Method: Private Sale

Property Type: House Land Size: 3953 sqm approx **Agent Comments** 

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



