

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 and
postcode

9 FREDERICK STREET WAHGUNYAH VIC 3687

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Other

Suburb

Wahgunyah

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

5 MCDONNELL STREET WAHGUNYAH VIC 3687	\$645,000	29-Sep-24
1 MORLEY DRIVE WAHGUNYAH VIC 3687	\$649,000	08-Nov-24
41 FEDERATION AVENUE COROWA NSW 2646	\$460,000	13-Nov-24

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: 27 August 2025

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**5 MCDONNELL STREET
WAHGUNYAH VIC 3687**

4 2 2

Sold Price **\$645,000** Sold Date **29-Sep-24**

Distance **0.34km**



**1 MORLEY DRIVE WAHGUNYAH
VIC 3687**

4 2 2

Sold Price **\$649,000** Sold Date **08-Nov-24**

Distance **0.8km**



**41 FEDERATION AVENUE
COROWA NSW 2646**

4 2 2

Sold Price **\$460,000** Sold Date **13-Nov-24**

Distance **1.42km**



**72 HERMITAGE DRIVE COROWA
NSW 2646**

4 2 2

Sold Price **\$695,000** Sold Date **13-May-25**

Distance **1.65km**



**6 GITCHELL STREET COROWA
NSW 2646**

4 2 2

Sold Price ^{RS} **\$580,000** Sold Date **05-May-25**

Distance **1.89km**



**102 WANSTEAD STREET COROWA
NSW 2646**

4 2 2

Sold Price **\$620,000** Sold Date **02-May-25**

Distance **2.15km**

RS = Recent sale UN = Undisclosed Sale

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5 KEENA COURT COROWA NSW 2646

Sold Price

\$650,000

Sold Date

31-Jan-25

4 2 2

Distance

2.17km



99 GUY STREET COROWA NSW 2646

Sold Price

\$438,500

Sold Date

20-May-25

4 2 2

Distance

2.19km



74 TOWER STREET COROWA NSW 2646

Sold Price

\$580,000

Sold Date

13-May-25

4 2 2

Distance

2.28km



103 TOWER STREET COROWA NSW 2646

Sold Price

\$570,000

Sold Date

10-Apr-25

4 2 2

Distance

2.48km



92-94 CHURCH STREET COROWA NSW 2646

Sold Price

\$595,000

Sold Date

06-Feb-25

4 2 2

Distance

2.61km

RS = Recent sale

UN = Undisclosed Sale

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