

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Oatlands Way, Wodonga, Vic 3690

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$* _____ or range between \$820,000 & \$850,000

Median sale price

Median price \$680,000 Property Type House Suburb or Locality West Wodonga

Period - From February 2025 to January 2026 Source realestate.com.au

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 27 Golflinks Ave, West Wodonga. on 991sqm	\$855,000	11-11-2025
2 41 Dalton Ave, West Wodonga on 914sqm	\$810,000	2-2-2026
3 48 Golflinks Ave, West Wodonga on 629sqm	\$799,000	1-09-2025

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: 20-02-2026