

## 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 Wodonga, Victoria.

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$\* or range between \$740,000 & \$770,000

#### Median sale price

Median price \$690,000 Property Type 4BR HOUSE Suburb or Locality WODONGA

Period - From APRIL 2025 to March 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 22 Badcoe Ave Wodonga        | \$730,000 | 14/04/2026   |
| 2 36 Badcoe Ave Wodonga        | \$785,000 | 14/04/2026   |
| 3 30 Lowerson Way, Wodonga     | \$797,500 | 23/03/2026   |

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: 24/04/2026