Property Price Statement Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Key features of the property

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section. [Insert N/A if the property is not to be sold by auction or fixed-date sale]

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Comparable property 2

Comparable property 3

Reason there are fewer than three comparable properties

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

		Date prepared	24/10/2026

Address Including suburb and postcode	11 Macquarie Road, West Wodonga, Vic 3690

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
HOUSE	3	2	2	N/A	250

Single price				
or				
Range between	$599,000	&	$619,000	

Seller’s reserve price	N/A		

Median price	$657,500	Property type	House	Suburb	West Wodonga

Period: from	01/07/2026	to	30/09/2026	Source	

Address	Address	Sale price	Sale price	Date of sale	Date of sale
41 Derwent Way, West Wodonga, VIC 3690	41 Derwent Way, West Wodonga, VIC 3690	$605,000	$605,000	22/10/2026	22/10/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Other	3	2	2	N/A	302

Address	Address	Sale price	Sale price	Date of sale	Date of sale
13 Inwood Crescent, Wodonga, VIC 3690	13 Inwood Crescent, Wodonga, VIC 3690	$585,000	$585,000	24/09/2026	24/09/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	408

Address	Address	Sale price	Sale price	Date of sale	Date of sale
11 Tweed Way, West Wodonga, VIC 3690	11 Tweed Way, West Wodonga, VIC 3690	$625,000	$625,000	07/07/2025	07/07/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	366

	I, the agent or agent’s representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

N/A

Sale price	$_____
Unconditional sale date	_____/_____/_____