

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
1/375 LAWRENCE STREET WEST WODONGA VIC 3690

Indicative selling price

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

Single Price \$375,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$408,000 Property type Unit Suburb West Wodonga
Period-from 01 Jan 2025 to 31 Dec 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
3/26 DONELLY AVENUE WEST WODONGA VIC 3690	\$395,000	29-Sep-25
2/31 HEREFORD STREET WODONGA VIC 3690	\$375,000	03-Oct-25
1/11 WATSON STREET WODONGA VIC 3690	\$375,000	03-Oct-25

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: 19 January 2026



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**3/26 DONELLY AVENUE WEST
WODONGA VIC 3690**

2 1 1

Sold Price

\$395,000 Sold Date **29-Sep-25**

Distance **0.47km**



**2/31 HEREFORD STREET
WODONGA VIC 3690**

2 1 1

Sold Price

\$375,000 Sold Date **03-Oct-25**

Distance **1.8km**



**1/11 WATSON STREET WODONGA
VIC 3690**

2 1 1

Sold Price

Sold Date **03-Oct-25**

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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