

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

53 HUON CREEK ROAD 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

\$875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wodonga

Period-from

01 Dec 2024

to

30 Nov 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

12 GLEN AVON TERRACE WODONGA VIC 3690	\$850,000	14-Feb-25
6 CONCORD STREET WEST WODONGA VIC 3690	\$880,000	23-May-25
42 GOLFLINKS AVENUE WEST WODONGA VIC 3690	\$835,000	07-Mar-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: 02 December 2025

	12 GLEN AVON TERRACE WODONGA VIC 3690	Sold Price	\$850,000	Sold Date	14-Feb-25
	 4  2  4			Distance	0.68km
	6 CONCORD STREET WEST WODONGA VIC 3690	Sold Price	\$880,000	Sold Date	23-May-25
	 3  2  4			Distance	4.91km
	42 GOLFLINKS AVENUE WEST WODONGA VIC 3690	Sold Price	\$835,000	Sold Date	07-Mar-25
	 4  2  3			Distance	3.76km

RS = Recent sale UN = Undisclosed Sale

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