

STATEMENT OF INFORMATION

10 ANGUS AVENUE, WEST WODONGA, VIC 3690

PREPARED BY JUDY CELIN, ONE AGENCY WODONGA, PHONE: 0417565588

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ANGUS AVENUE, WEST WODONGA,

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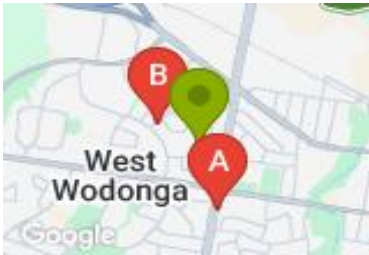
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **null**

Provided by: Judy Celin, One Agency Wodonga

MEDIAN SALE PRICE



WEST WODONGA, VIC, 3690

Suburb Median Sale Price (House)

\$615,500

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2 WATTLE CRT, WODONGA, VIC 3690

3 2 1

Sale Price

\$650,000

Sale Date: 15/12/2025

Distance from Property: 497m



27 CAMPBELL AVE, WEST WODONGA, VIC

3 2 2

Sale Price

\$640,500

Sale Date: 10/11/2025

Distance from Property: 314m



This report has been compiled on 22/03/2026 by One Agency Wodonga. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10 ANGUS AVENUE, WEST WODONGA, VIC 3690

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$615,500

Property type

House

Suburb

WEST WODONGA

Period

01 January 2025 to 31 December 2025

Source

pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

2 WATTLE CRT, WODONGA, VIC 3690	\$650,000	15/12/2025
27 CAMPBELL AVE, WEST WODONGA, VIC 3690	\$640,500	10/11/2025

This Statement of Information was prepared on:

22/03/2026