

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

11 DELATITE COURT 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

West Wodonga

Period-from

01 Jun 2025

to

31 May 2026

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

4 NEDLANDS CLOSE WEST WODONGA VIC 3690	\$636,200	24-Sep-25
11 TWEED WAY WEST WODONGA VIC 3690	\$625,000	07-Jul-25
21 ISDELL PLACE WEST WODONGA VIC 3690	\$623,500	27-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.~~

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4 NEDLANDS CLOSE WEST WODONGA VIC 3690

3 2 2

Sold Price **\$636,200** Sold Date **24-Sep-25**

Distance **1.98km**



11 TWEED WAY WEST WODONGA VIC 3690

3 2 2

Sold Price **\$625,000** Sold Date **07-Jul-25**

Distance **1.24km**



21 ISDELL PLACE WEST WODONGA VIC 3690

3 2 2

Sold Price **\$623,500** Sold Date **27-Oct-25**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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