

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 or
locality and postcode

14 Wirra Mirra Drive, Wurruk Vic 3850

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Wurruk

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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
1	82-84 Palmerston St SALE 3850	\$370,000	30/08/2026
2	18 Hyland Ct SALE 3850	\$375,000	19/01/2026
3	14 Loughnan Ct WURRUK 3850	\$360,000	21/10/2025

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:

09/09/2026 15:16



Property Type: House (Res)

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



82-84 Palmerston St SALE 3850 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 30/08/2026

Property Type: House



18 Hyland Ct SALE 3850 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 19/01/2026

Property Type: House (Res)

Land Size: 364 sqm approx



14 Loughnan Ct WURRUK 3850 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 21/10/2025

Property Type: House (Res)

Land Size: 660 sqm approx