

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

2/67 AZURE DRIVE 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,000

Property type

Unit

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

2/37 GORDON STREET WODONGA VIC 3690	\$485,000	30-Oct-25
2/7 WARATAH WAY WODONGA VIC 3690	\$507,500	18-Dec-25
2/65 MITCHELL STREET WODONGA VIC 3690	\$465,000	15-Dec-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: 22 June 2026

	2/37 GORDON STREET WODONGA		Sold Price	\$485,000	Sold Date	30-Oct-25
	VIC 3690					
	 2	 1	 1		Distance	3.02km
	2/7 WARATAH WAY WODONGA		Sold Price	\$507,500	Sold Date	18-Dec-25
	VIC 3690					
	 2	 1	 3		Distance	2.18km
	2/65 MITCHELL STREET		Sold Price	\$465,000	Sold Date	15-Dec-25
	WODONGA VIC 3690					
	 2	 1	 1		Distance	3.57km

RS = Recent sale UN = Undisclosed Sale

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