

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

3/6 Irwin Street, Wurruk Vic 3850

Indicative selling price

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

Single price

\$379,950

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	9/242a Raglan St SALE 3850	\$375,000	20/02/2026
2	1/95 Marley St SALE 3850	\$375,000	13/02/2026
3	1/115 Reeve St SALE 3850	\$380,000	11/02/2025

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:

27/07/2026 16:05



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

9/242a Raglan St SALE 3850 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 20/02/2026

Property Type: Flat/Unit/Apartment (Res)



1/95 Marley St SALE 3850 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 13/02/2026

Property Type: Flat/Unit/Apartment (Res)



1/115 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 11/02/2025

Property Type: Unit

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690