

## 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

3 TRILOGY PLACE WEST WODONGA VIC 3690

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$389,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

West Wodonga

Period-from

01 Mar 2025

to

28 Feb 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

40 LEOPARD COURT WEST WODONGA VIC 3690	\$375,000	11-Apr-25
30 LEOPARD COURT WEST WODONGA VIC 3690	\$365,000	30-Jan-26
820 GOLFLINKS TERRACE ALBURY NSW 2640	\$399,000	01-Nov-24

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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**40 LEOPARD COURT WEST  
WODONGA VIC 3690**

- - -

Sold Price **\$375,000** Sold Date **11-Apr-25**

Distance **0.61km**

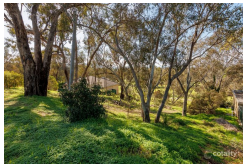


**30 LEOPARD COURT WEST  
WODONGA VIC 3690**

- - -

Sold Price **\$365,000** Sold Date **30-Jan-26**

Distance **0.48km**



**820 GOLFLINKS TERRACE ALBURY  
NSW 2640**

- - -

Sold Price **\$399,000** Sold Date **01-Nov-24**

Distance **9.62km**

RS = Recent sale      UN = Undisclosed Sale

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