

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

30 Hickeys Road, Wurruk Vic 3850

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$540,000

Property Type

House

Suburb

Wurruk

Period - From

01/04/2025

to

31/03/2026

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	83 Thomson St SALE 3850	\$485,000	18/03/2026
2	23 Wirra Mirra Dr WURRUK 3850	\$500,000	03/02/2026
3	1 Hickeys Rd WURRUK 3850	\$495,000	19/01/2026

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:

30/06/2026 13:30



Property Type:
Divorce/Estate/Family Transfers
Land Size: 820 sqm approx
Agent Comments

Comparable Properties



83 Thomson St SALE 3850 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 910 sqm approx



23 Wirra Mirra Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 03/02/2026
Property Type: House (Res)
Land Size: 990 sqm approx



1 Hickeys Rd WURRUK 3850 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 975 sqm approx

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