

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

36 Dowling Court, Wurruk Vic 3850

Indicative selling price

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

Single price

\$1,155,000

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	106 Somerton Park Rd SALE 3850	\$1,017,000	19/06/2026
2	60 The Ridge WURRUK 3850	\$1,195,000	01/06/2026
3	35 Mount View Rd WURRUK 3850	\$1,250,000	21/06/2025

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:

17/09/2026 16:39

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Indicative Selling Price

\$1,155,000

Median House Price

Year ending June 2026: \$525,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



106 Somerton Park Rd SALE 3850 (REI)

Agent Comments



Price: \$1,017,000

Method: Private Sale

Date: 19/06/2026

Property Type: House

Land Size: 4110 sqm approx



60 The Ridge WURRUK 3850 (REI)

Agent Comments



Price: \$1,195,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 4254 sqm approx



35 Mount View Rd WURRUK 3850 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 21/06/2025

Property Type: House

Land Size: 6716 sqm approx

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