

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

57 Counahan Drive, Wurruk Vic 3850

Indicative selling price

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

Single price

\$940,000

Median sale price

Median price

\$482,500

Property Type

House

Suburb

Wurruk

Period - From

09/09/2025

to

08/09/2026

Source

Property Data

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	10 Counahan Dr WURRUK 3850	\$960,000	29/05/2026
2	13 Page Ct SALE 3850	\$935,000	16/02/2026
3	159 Macalister St SALE 3850	\$865,000	03/02/2026

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:

09/09/2026 14:53



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4000 sqm approx
 Agent Comments

Indicative Selling Price

\$940,000

Median House Price

09/09/2025 - 08/09/2026: \$482,500

Comparable Properties



10 Counahan Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 4001 sqm approx



13 Page Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 1120 sqm approx



159 Macalister St SALE 3850 (REI/VG)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 1033 sqm approx

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