

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

8/63 MELROSE DRIVE WEST WODONGA VIC 3690

Indicative selling price

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

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,000

Property type

Unit

Suburb

West Wodonga

Period-from

01 Jun 2025

to

31 May 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

2/11 EMERALD AVENUE WEST WODONGA VIC 3690	\$360,000	28-May-25
2/1 LACHLAN COURT WEST WODONGA VIC 3690	\$370,000	24-Mar-25
1/6 MCGREGOR COURT WEST WODONGA VIC 3690	\$375,000	01-May-25

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: 25 June 2026

Patrice McFarland
M 0407253570
E patrice@fnba.com.au



**2/11 EMERALD AVENUE WEST
WODONGA VIC 3690**

2 1 1

Sold Price **\$360,000** Sold Date **28-May-25**

Distance **0.37km**



**2/1 LACHLAN COURT WEST
WODONGA VIC 3690**

2 1 2

Sold Price **\$370,000** Sold Date **24-Mar-25**

Distance **0.38km**



**1/6 MCGREGOR COURT WEST
WODONGA VIC 3690**

2 1 2

Sold Price **\$375,000** Sold Date **01-May-25**

Distance **0.53km**



**2/15 CAMPBELL AVENUE WEST
WODONGA VIC 3690**

2 1 2

Sold Price **\$382,500** Sold Date **21-Mar-25**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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