

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

29 Dowling Court, Wurruk Vic 3850

Indicative selling price

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

Single price

\$1,050,000

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	10 Counahan Dr WURRUK 3850	\$960,000	29/05/2026
2	8 Jemma Ct WURRUK 3850	\$960,000	06/08/2025
3	61 Sovereign Dr WURRUK 3850	\$982,000	21/07/2025

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:

18/06/2026 11:30

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5 2 6

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

Year ending March 2026: \$540,000

Comparable Properties



10 Counahan Dr WURRUK 3850 (REI)

Agent Comments

4 2 6

Price: \$960,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 4001 sqm approx



8 Jemma Ct WURRUK 3850 (VG)

Agent Comments

4 - -

Price: \$960,000

Method: Sale

Date: 06/08/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4775 sqm approx



61 Sovereign Dr WURRUK 3850 (VG)

Agent Comments

4 - -

Price: \$982,000

Method: Sale

Date: 21/07/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4335 sqm approx

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