

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

40 ELMWOOD CIRCUIT 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

or range
between

\$765,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,500

Property type

House

Suburb

Wodonga

Period-from

01 Sep 2025

to

31 Aug 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

307 BEECHWORTH ROAD WODONGA VIC 3690	\$760,000	12-Jan-26
2/5 GRIFFITH STREET WODONGA VIC 3690	-	14-Aug-26
3 SCHUBERT CRESCENT WODONGA VIC 3690	\$750,000	13-Oct-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: 09 September 2026

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**307 BEECHWORTH ROAD
WODONGA VIC 3690**

4 2 2

Sold Price **\$760,000** Sold Date **12-Jan-26**

Distance **0.21km**



**2/5 GRIFFITH STREET WODONGA
VIC 3690**

4 2 2

Sold Price

RS UN

Sold Date **14-Aug-26**

Distance **0.22km**



**3 SCHUBERT CRESCENT
WODONGA VIC 3690**

5 2 1

Sold Price

\$750,000

Sold Date **13-Oct-25**

Distance **0.3km**



**199 BEECHWORTH ROAD
WODONGA VIC 3690**

3 1 2

Sold Price

\$765,000

Sold Date **06-Aug-25**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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