

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

22 MATHIESONS ROAD WANDONG VIC 3758

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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

Farm

Suburb

Wandong

Period-from

01 Feb 2025

to

31 Jan 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

29 MATHIESONS ROAD WANDONG VIC 3758	\$1,582,000	06-Jun-25
33 MATHIESONS ROAD WANDONG VIC 3758	\$1,550,000	05-Sep-24
795 OGRADYS ROAD WANDONG VIC 3758	\$1,600,000	13-Feb-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: 10 February 2026



29 MATHIESONS ROAD WANDONG Sold Price **\$1,582,000** Sold Date **06-Jun-25**
VIC 3758

 4  3  4

Distance **0.44km**



33 MATHIESONS ROAD WANDONG Sold Price **\$1,550,000** Sold Date **05-Sep-24**
VIC 3758

 4  2  3

Distance **0.52km**



795 OGRADYS ROAD WANDONG Sold Price **\$1,600,000** Sold Date **13-Feb-25**
VIC 3758

 1  2  2

Distance **1.82km**

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

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