

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

10 AVENEL 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Wodonga

Period-from

01 Mar 2025

to

28 Feb 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

46 STREETS ROAD LENEVA VIC 3691	\$847,500	13-Jan-26
128 BURNHAM ROAD LENEVA VIC 3691	\$860,000	30-Oct-25
5 VINING COURT WODONGA VIC 3690	\$875,000	17-Dec-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: 17 March 2026

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



46 STREETS ROAD LENEVA VIC 3691

Sold Price

^{RS} **\$847,500**

Sold Date

13-Jan-26

4 2 2

Distance

0.51km



128 BURNHAM ROAD LENEVA VIC 3691

Sold Price

\$860,000

Sold Date

30-Oct-25

4 2 3

Distance

1.71km



5 VINING COURT WODONGA VIC 3690

Sold Price

\$875,000

Sold Date

17-Dec-25

4 2 2

Distance

0.52km



26 JENNINGS BOULEVARD LENEVA VIC 3691

Sold Price

\$892,000

Sold Date

06-Oct-25

4 3 -

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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