

## 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 1 Hickeys Road, Wurruk Vic 3850  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$495,000

### Median sale price

Median price \$567,500 Property Type House Suburb Wurruk  
Period - From 01/10/2024 to 30/09/2025 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
1 509 Raymond St SALE 3850	\$485,000	28/08/2025
2 68 Montgomery St SALE 3850	\$516,000	15/08/2025
3 12 McGhee St SALE 3850	\$473,000	23/07/2025

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:

05/11/2025 21:28


 4     1     3
**Property Type:** House**Land Size:** 932 sqm approx**Agent Comments****Indicative Selling Price**

\$495,000

**Median House Price**

Year ending September 2025: \$567,500

## Comparable Properties

**509 Raymond St SALE 3850 (REI/VG)**
 4     1     -
**Price:** \$485,000**Method:** Private Sale**Date:** 28/08/2025**Property Type:** House**Land Size:** 841 sqm approx**Agent Comments****68 Montgomery St SALE 3850 (REI/VG)**
 3     1     2
**Price:** \$516,000**Method:** Private Sale**Date:** 15/08/2025**Property Type:** House**Land Size:** 800 sqm approx**Agent Comments****12 McGhee St SALE 3850 (REI/VG)**
 3     2     3
**Price:** \$473,000**Method:** Private Sale**Date:** 23/07/2025**Property Type:** House**Land Size:** 1011 sqm approx**Agent Comments**
**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800