

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

1 Hickeys Road, Wurruk Vic 3850

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



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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)

Agent Comments

4 1 -

Price: \$485,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 841 sqm approx



68 Montgomery St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$516,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 800 sqm approx



12 Mcghee St SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$473,000
Method: Private Sale
Date: 23/07/2025
Property Type: House
Land Size: 1011 sqm approx