

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 WILLOUGHBY AVENUE WEST 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

House

Suburb

West Wodonga

Period-from

01 Apr 2025

to

31 Mar 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

1A AVONDALE DRIVE WODONGA VIC 3690	\$1,000,000	24-Oct-25
1 NORDSVAN DRIVE WODONGA VIC 3690	\$1,080,000	22-Oct-25
41 BARTON STREET WEST WODONGA VIC 3690	\$900,000	10-Feb-26

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: 08 April 2026

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1A AVONDALE DRIVE WODONGA VIC 3690

4 2 4

Sold Price

\$1,000,000

Sold Date

24-Oct-25

Distance

3.79km



1 NORDSVAN DRIVE WODONGA VIC 3690

4 2 2

Sold Price

\$1,080,000

Sold Date

22-Oct-25

Distance

3.35km



41 BARTON STREET WEST WODONGA VIC 3690

3 2 2

Sold Price

\$900,000

Sold Date

10-Feb-26

Distance

2.24km



47B AVONDALE DRIVE WODONGA VIC 3690

4 3 3

Sold Price

\$920,000

Sold Date

30-Jul-25

Distance

3.68km



15 SANCTUARY BOULEVARD WODONGA VIC 3690

4 2 2

Sold Price

\$872,000

Sold Date

31-Jul-25

Distance

4.46km



4 CLEELAND COURT WEST WODONGA VIC 3690

4 2 2

Sold Price

\$940,000

Sold Date

22-Oct-25

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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**5 BALLYNEAL TERRACE WEST
WODONGA VIC 3690**

4 2 2

Sold Price

^{RS} **\$900,000**

Sold Date

17-Mar-26

Distance

0.54km

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

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