

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

1622 WANGARATTA-WHITFIELD ROAD DOCKER VIC 3678

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

\$750,000

&

\$795,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

1163 WANGARATTA-WHITFIELD ROAD OXLEY VIC 3678	\$760,000	13-May-26
104 OXLEY-MEADOW CREEK ROAD OXLEY VIC 3678	\$1,100,000	06-May-26
616 LACEBY-TARGOORA ROAD LACEBY VIC 3678	\$910,000	25-Mar-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: 16 September 2026



**1163 WANGARATTA-WHITFIELD
ROAD OXLEY VIC 3678**

3 0 0

Sold Price

\$760,000

Sold Date

13-May-26

Distance

4.45km



**104 OXLEY-MEADOW CREEK
ROAD OXLEY VIC 3678**

3 2 2

Sold Price

\$1,100,000

Sold Date

06-May-26

Distance

4.86km



**616 LACEBY-TARGOORA ROAD
LACEBY VIC 3678**

3 1 3

Sold Price

\$910,000

Sold Date

25-Mar-25

Distance

6.63km

RS = Recent sale

UN = Undisclosed Sale

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