

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

44-46 AYREY STREET WILLAURA VIC 3379

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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$239,750

Property type

House

Suburb

Willaura

Period-from

01 Jan 2025

to

31 Dec 2025

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

12 DELACOMBE WAY WILLAURA VIC 3379	\$230,000	27-Jun-25
57 WARRANOOKE STREET WILLAURA VIC 3379	\$236,000	08-Apr-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.

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Real Estate

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**12 DELACOMBE WAY WILLAURA
VIC 3379**

Sold Price

\$230,000

Sold Date

27-Jun-25

3 1 -

Distance

0.59km



**57 WARRANOOKE STREET
WILLAURA VIC 3379**

Sold Price

\$236,000

Sold Date

08-Apr-25

3 1 1

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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