

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

4 DWYER AVENUE LENEVA VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Leneva

Period-from

01 Jun 2025

to

31 May 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

10 LOWERSON WAY WODONGA VIC 3690	\$718,500	24-Nov-25
10 CLARENDON AVENUE WODONGA VIC 3690	\$715,000	19-Sep-25
6 JOYNT WAY WODONGA VIC 3690	\$690,000	25-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.~~

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**10 LOWERSON WAY WODONGA
VIC 3690**

3 2 2

Sold Price **\$718,500** Sold Date **24-Nov-25**

Distance **1.43km**



**10 CLARENDON AVENUE
WODONGA VIC 3690**

3 2 3

Sold Price **\$715,000** Sold Date **19-Sep-25**

Distance **1.94km**



**6 JOYNT WAY WODONGA VIC
3690**

3 2 2

Sold Price **\$690,000** Sold Date **25-Feb-26**

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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