

STATEMENT OF INFORMATION

35 BLAIR ROAD, WISELEIGH, VIC 3885

PREPARED BY VAN REYK REAL ESTATE BAIRNSDALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 BLAIR ROAD, WISELEIGH, VIC 3885

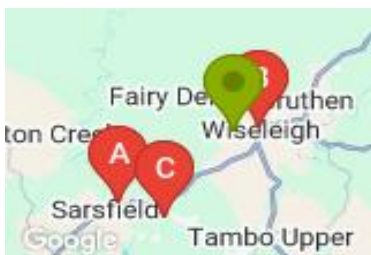


Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$349,000 to \$369,000**

MEDIAN SALE PRICE



WISELEIGH, VIC, 3885

Suburb Median Sale Price (Vacant Land)

01 April 2025 to 31 March 2026

Provided by: 

COMPARABLE PROPERTIES

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.



1035B GREAT ALPINE RD, SARSFIELD, VIC



Sale Price

\$225,000

Sale Date: 14/02/2024

Distance from Property: 7.3km



91 BARKLY ST, WISELEIGH, VIC 3885



Sale Price

\$210,000

Sale Date: 22/01/2025

Distance from Property: 1.4km



97 DUNCAN RD, SARSFIELD, VIC 3875



Sale Price

\$309,000

Sale Date: 03/04/2025

Distance from Property: 6.1km



This report has been compiled on 20/04/2026 by Van Reyk Real Estate Bairnsdale. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

35 BLAIR ROAD, WISELEIGH, VIC 3885

Indicative selling price


For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$349,000 to \$369,000

Median sale price

Median price

Property type Vacant Land Suburb WISELEIGH

Period 01 April 2025 to 31 March 2026 Source 

Comparable property sales

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

Address of comparable property	Price	Date of sale
1035B GREAT ALPINE RD, SARSFIELD, VIC 3875	\$225,000	14/02/2024
91 BARKLY ST, WISELEIGH, VIC 3885	\$210,000	22/01/2025
97 DUNCAN RD, SARSFIELD, VIC 3875	\$309,000	03/04/2025

This Statement of Information was prepared on: 20/04/2026