

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 or
locality and postcode

18 College Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$534,501 Property Type House Suburb Wendouree

Period - From 01/10/2025 to 31/12/2025 Source REIV

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
1	23 Prefect St WENDOUREE 3355	\$650,000	23/02/2026
2	2 Form St WENDOUREE 3355	\$632,500	14/02/2026
3	6 Elizabeth St WENDOUREE 3355	\$620,000	21/01/2026

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:

18/03/2026 15:08



 4
  2
  2

Property Type:
 House
Land Size: 616 sqm approx
 Agent Comments

Indicative Selling Price
 \$680,000 - \$720,000
Median House Price
 December quarter 2025: \$534,501

Comparable Properties



23 Prefect St WENDOUREE 3355 (REI)

Agent Comments

 4
  1
  2

Price: \$650,000
Method: Private Sale
Date: 23/02/2026
Property Type: House
Land Size: 619 sqm approx



2 Form St WENDOUREE 3355 (REI)

Agent Comments

 3
  2
  2

Price: \$632,500
Method: Private Sale
Date: 14/02/2026
Property Type: House
Land Size: 720 sqm approx



6 Elizabeth St WENDOUREE 3355 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$620,000
Method: Private Sale
Date: 21/01/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555