

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

1230 Grevillea Road, Wendouree Vic 3355

Indicative selling price

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

Range between

\$385,000

&

\$415,000

Median sale price

Median price

\$490,000

Property Type

House

Suburb

Wendouree

Period - From

01/01/2025

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	2/416 Forest St WENDOUREE 3355	\$375,000	27/01/2026
2	1/36 Park St WENDOUREE 3355	\$410,000	28/11/2025
3	2/16 Park St WENDOUREE 3355	\$430,000	19/11/2025

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:

10/02/2026 20:59



 2
  1
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$385,000 - \$415,000

Median House Price

Year ending December 2025: \$490,000

Comparable Properties



2/416 Forest St WENDOUREE 3355 (REI)

Agent Comments

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  1

Price: \$375,000

Method: Private Sale

Date: 27/01/2026

Property Type: Unit

Land Size: 181.80 sqm approx



1/36 Park St WENDOUREE 3355 (REI/VG)

Agent Comments

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  1

Price: \$410,000

Method: Private Sale

Date: 28/11/2025

Rooms: 4

Property Type: Unit



2/16 Park St WENDOUREE 3355 (REI/VG)

Agent Comments

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  1
  1

Price: \$430,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Single)

Land Size: 185 sqm approx

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