

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

8 El Ramleh Avenue, Wendouree Vic 3355

Indicative selling price

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

Single price \$749,000

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	8 St Aidans Dr LAKE WENDOUREE 3350	\$795,000	03/05/2025
2	4/1304a Gregory St LAKE WENDOUREE 3350	\$775,000	11/12/2024
3	1b Browns Pde WENDOUREE 3355	\$750,000	11/10/2024

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:

11/03/2026 10:25



2 2 1

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$749,000

Median House Price

December quarter 2025: \$534,501

Comparable Properties



8 St Aidans Dr LAKE WENDOUREE 3350 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$795,000

Method: Private Sale

Date: 03/05/2025

Property Type: House (Res)

Land Size: 519 sqm approx

4/1304a Gregory St LAKE WENDOUREE 3350 (VG)

[Agent Comments](#)

3 - -

Price: \$775,000

Method: Sale

Date: 11/12/2024

Property Type: Flat/Unit/Apartment (Res)



1b Browns Pde WENDOUREE 3355 (VG)

[Agent Comments](#)

1 - -

Price: \$750,000

Method: Sale

Date: 11/10/2024

Property Type: House (Res)

Land Size: 974 sqm approx

Account - Fletchers | P: 03 5333 4797