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	59 Marie Crescent, Wendouree Vic 3355

Indicative selling price

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

Range between $580,000 & $610,000

Median sale price

Median price $561,000 Property Type House Suburb Wendouree

Period - From 01/01/2026 to 31/03/2026 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	13 Sidbury Av WENDOUREE 3355	$590,000	25/02/2026
2	4 Tarn Pl WENDOUREE 3355	$576,000	11/10/2025
3	9 Glenda St WENDOUREE 3355	$610,000	23/06/2025

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: 05/05/2026 14:55

59 Marie Crescent, Wendouree Vic 3355

JellisCraig



4 2 4

Property Type: House
Land Size: 776 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $610,000
Median House Price
March quarter 2026: $561,000

Comparable Properties



13 Sidbury Av WENDOUREE 3355 (VG)

4 - -

Price: $590,000
Method: Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 821 sqm approx

Agent Comments



4 Tarn Pl WENDOUREE 3355 (REI/VG)

4 2 4

Price: $576,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



9 Glenda St WENDOUREE 3355 (REI/VG)

4 2 6

Price: $610,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 683 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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