

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 and
postcode

8 SHERWOOD STREET WENDOUREE VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Wendouree

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

5 ROLF COURT WENDOUREE VIC 3355	\$631,300	23-Dec-25
37 MARIE CRESCENT WENDOUREE VIC 3355	\$630,000	29-Jan-26
7 LANGSTAFFE DRIVE WENDOUREE VIC 3355	\$620,000	13-Jan-26

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: 28 April 2026



5 ROLF COURT WENDOUREE VIC 3355

Sold Price

\$631,300

Sold Date

23-Dec-25

 3  1  2

Distance

0.58km



37 MARIE CRESCENT WENDOUREE VIC 3355

Sold Price

\$630,000

Sold Date

29-Jan-26

 3  2  2

Distance

0.36km



7 LANGSTAFFE DRIVE WENDOUREE VIC 3355

Sold Price

\$620,000

Sold Date

13-Jan-26

 4  2  2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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