

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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 | 1150 Grevillea Rd WENDOUREE 3355 | \$525,000 | 04/11/2025 |
| 2 | 26 Hastings St WENDOUREE 3355 | \$520,000 | 10/10/2025 |
| 3 | 9 Adela St WENDOUREE 3355 | \$530,000 | 09/09/2025 |

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:



3 1 1

Property Type: House (Res)

Land Size: 377 sqm approx

Agent Comments

Indicative Selling Price

\$515,000 - \$540,000

Median House Price

December quarter 2025: \$534,501

Comparable Properties



1150 Grevillea Rd WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 4

Price: \$525,000

Method: Private Sale

Date: 04/11/2025

Property Type: House (Res)

Land Size: 588 sqm approx



26 Hastings St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$520,000

Method: Private Sale

Date: 10/10/2025

Property Type: House

Land Size: 586 sqm approx



9 Adela St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 3

Price: \$530,000

Method: Private Sale

Date: 09/09/2025

Property Type: House (Res)

Land Size: 588 sqm approx

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