

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

1 Cromwell Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$609,500

Median sale price

Median price \$515,000

Property Type House

Suburb Wendouree

Period - From 21/04/2025

to 20/04/2026

Source Property Data

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 Ercil St WENDOUREE 3355	\$625,000	08/04/2026
2	2 Form St WENDOUREE 3355	\$632,500	14/02/2026
3	4/1430 Gregory St LAKE WENDOUREE 3350	\$620,000	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:

21/04/2026 10:41



Property Type: House
Land Size: 266 sqm approx
Agent Comments

Indicative Selling Price
\$609,500
Median House Price
21/04/2025 - 20/04/2026: \$515,000

Comparable Properties



2 Ercil St WENDOUREE 3355 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 08/04/2026
Rooms: 5
Property Type: House (Res)



2 Form St WENDOUREE 3355 (REI)

Agent Comments



Price: \$632,500
Method: Private Sale
Date: 14/02/2026
Property Type: House
Land Size: 720 sqm approx

4/1430 Gregory St LAKE WENDOUREE 3350 (VG)

Agent Comments



Price: \$620,000
Method: Sale
Date: 23/06/2025
Property Type: Flat/Unit/Apartment (Res)