

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 34 McNulty Drive, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Range between \$575,000 & \$595,000

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	16 Edgar St WENDOUREE 3355	\$588,000	30/03/2026
2	5 Rolf Ct WENDOUREE 3355	\$631,300	23/12/2025
3	3 Winston Ct WENDOUREE 3355	\$596,000	13/09/2025

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:

21/04/2026 13:24



 3
  1
  6

Rooms: 5
Property Type: House
Land Size: 976 sqm approx
 Agent Comments

Indicative Selling Price
 \$575,000 - \$595,000
Median House Price
 March quarter 2026: \$561,000

Comparable Properties



16 Edgar St WENDOUREE 3355 (REI)

Agent Comments

 3
  1
  5

Price: \$588,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 725 sqm approx



5 Rolf Ct WENDOUREE 3355 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$631,300
Method: Private Sale
Date: 23/12/2025
Property Type: House (Res)
Land Size: 820 sqm approx



3 Winston Ct WENDOUREE 3355 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$596,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 680 sqm approx

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