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	16 Browns Parade, Wendouree Vic 3355

Indicative selling price

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

Range between $615,000 & $635,000

Median sale price

Median price $535,100 Property Type House Suburb Wendouree

Period - From 12/08/2025 to 11/08/2026 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	31 Prefect St WENDOUREE 3355	$660,000	17/04/2026
2	211 DOWLING St WENDOUREE 3355	$640,000	16/03/2026
3	15 Brighton Ct WENDOUREE 3355	$658,000	17/02/2026

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: 12/08/2026 16:20

16 Browns Parade, Wendouree Vic 3355

JellisCraig

Damian Caine
0402 556 556
damiancaine@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 782 sqm approx

Agent Comments

Indicative Selling Price
$615,000 - $635,000
Median House Price
12/08/2025 - 11/08/2026: $535,100

Comparable Properties



31 Prefect St WENDOUREE 3355 (REI/VG)

3 1 3

Price: $660,000
Method: Private Sale
Date: 17/04/2026
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments



211 DOWLING St WENDOUREE 3355 (REI/VG)

3 1 2

Price: $640,000
Method: Private Sale
Date: 16/03/2026
Property Type: House
Land Size: 669 sqm approx

Agent Comments



15 Brighton Ct WENDOUREE 3355 (REI/VG)

3 2 2

Price: $658,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 578 sqm approx

Agent Comments

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