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	14 Ealing Avenue, Wendouree Vic 3355

Indicative selling price

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

Single price: $515,000

Median sale price

Median price: $572,500 Property Type: House Suburb: Wendouree

Period - From: 01/04/2026 to: 30/06/2026 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	12 Ealing Av WENDOUREE 3355	$522,080	28/11/2025
2	21 Malmesbury St WENDOUREE 3355	$516,000	07/09/2025
3	3 EALING Av WENDOUREE 3355	$530,000	08/07/2025

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: 04/09/2026 14:36

14 Ealing Avenue, Wendouree Vic 3355



3 1 3

Rooms: 5
Property Type: House
Land Size: 578 sqm approx

Agent Comments

Indicative Selling Price
$515,000
Median House Price
June quarter 2026: $572,500

Comparable Properties



12 Ealing Av WENDOUREE 3355 (REI/VG)

3 2 2

Price: $522,080
Method: Private Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



21 Malmesbury St WENDOUREE 3355 (REI)

- - -

Price: $516,000
Method: Private Sale
Date: 07/09/2025
Property Type: House (Res)

Agent Comments



3 EALING Av WENDOUREE 3355 (REI/VG)

3 1 2

Price: $530,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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