Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 12/10/2026

Property offered for sale

Address
Including suburb and postcode: 21 Prefect Street, Wendouree Vic 3355

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	94	618

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $539,950 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $550,000 Property type: House Suburb: Wendouree

Period: from 01/07/2026 to 30/09/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	17 Prefect St WENDOUREE 3355		
Sale price	$537,000	Date of sale	07/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	N/A	N/A	N/A

Comparable property 2

Address	803 Gregory St SOLDIERS HILL 3350		
Sale price	$545,000	Date of sale	11/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	0	N/A	621

Comparable property 3

Address	814 Darling St REDAN 3350		
Sale price	$535,000	Date of sale	15/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$517,400	Unconditional sale date	20/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=8cc3fa46c45082e2f466c9f7b7d6a06e

21 Prefect Street, Wendouree Vic 3355

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3 1 2

Rooms: 6
Property Type: House
Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price
$539,950
Median House Price
September quarter 2026: $550,000

Comparable Properties



17 Prefect St WENDOUREE 3355 (REI)

3 1 -

Price: $537,000
Method: Private Sale
Date: 07/10/2026
Property Type: House (Res)

Agent Comments



803 Gregory St SOLDIERS HILL 3350 (REI)

3 1 -

Price: $545,000
Method: Private Sale
Date: 11/09/2026
Property Type: House
Land Size: 621 sqm approx

Agent Comments



814 Darling St REDAN 3350 (REI)

3 1 2

Price: $535,000
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)

Agent Comments

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