Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 28/10/2026

Property offered for sale

Address
Including suburb and postcode: 1a Orama Avenue, 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)
Detached Brick Veneer Home	2	2	2	117	282

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 | or | Range between $525,000 & $545,000

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 $548,000 | Property type House | Suburb Wendouree

Period: from 28/10/2025 to 27/10/2026 | Source Property Data

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	1/1446a Gregory St LAKE WENDOUREE 3350		
Sale price	$552,000	Date of sale	23/02/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	2	1	103	196

Comparable property 2

Address	19 Monteith Pl BALLARAT CENTRAL 3350		
Sale price	$562,000	Date of sale	20/10/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	2	1	1	84	N/A

Comparable property 3

Address	12 Brighton Ct WENDOUREE 3355		
Sale price	$565,000	Date of sale	16/07/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	2	2	1	105	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 $530,000 Unconditional sale date 17/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a53541cc2f30c8148be61be43c7b036e

1a Orama Avenue, Wendouree Vic 3355



2 2 2

Rooms: 5
Property Type: House
Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price
$525,000 - $545,000
Median House Price
28/10/2025 - 27/10/2026: $548,000

Comparable Properties



1/1446a Gregory St LAKE WENDOUREE 3350 (REI)

2 2 1

Price: $552,000
Method: Private Sale
Date: 23/02/2026
Property Type: Townhouse (Res)
Land Size: 196 sqm approx

Agent Comments



19 Monteith Pl BALLARAT CENTRAL 3350 (REI)

2 1 1

Price: $562,000
Method: Private Sale
Date: 20/10/2025
Property Type: Townhouse (Single)

Agent Comments



12 Brighton Ct WENDOUREE 3355 (REI)

2 2 1

Price: $565,000
Method: Private Sale
Date: 16/07/2025
Property Type: House

Agent Comments

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