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	18 Edgar Street, Wendouree Vic 3355

Indicative selling price

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

Range between $425,000 & $445,000

Median sale price

Median price $430,000 Property Type House Suburb Wendouree

Period - From 01/10/2024 to 31/12/2024 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 eighteen 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	19 Head St WENDOUREE 3355	$450,000	21/02/2025
2	4 Iris Av WENDOUREE 3355	$430,000	14/02/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 24/03/2025 15:39

18 Edgar Street, Wendouree Vic 3355



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$425,000 - $445,000
Median House Price
December quarter 2024: $430,000

Comparable Properties



19 Head St WENDOUREE 3355 (REI)

3 1 2

Price: $450,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 614 sqm approx

Agent Comments



4 Iris Av WENDOUREE 3355 (REI/VG)

3 1 3

Price: $430,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 626 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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