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: 2 Oxford Street, Wendouree Vic 3355

Indicative selling price

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

Range between $485,000 & $510,000

Median sale price

Median price $435,750 Property Type House Suburb Wendouree

Period - From 28/05/2024 to 27/05/2025 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 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	46 Webbcona Pde WENDOUREE 3355	$480,000	07/02/2025
2	25 College St WENDOUREE 3355	$495,000	07/12/2023
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: 28/05/2025 10:22

2 Oxford Street, Wendouree Vic 3355



3 1 2

Property Type: House
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$485,000 - $510,000
Median House Price
28/05/2024 - 27/05/2025: $435,750

Comparable Properties



46 Webbcona Pde WENDOUREE 3355 (REI/VG)

3 1 1

Price: $480,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 580 sqm approx

Agent Comments



25 College St WENDOUREE 3355 (REI/VG)

3 1 2

Price: $495,000
Method: Private Sale
Date: 07/12/2023
Property Type: House
Land Size: 631 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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