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	5 Harvard Street, Wendouree Vic 3355

Indicative selling price

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

Range between $410,000 & $430,000

Median sale price

Median price $500,000 Property Type House Suburb Wendouree

Period - From 01/04/2025 to 30/06/2025 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	42 Marigold St WENDOUREE 3355	$430,000	10/07/2025
2	1031 Norman St WENDOUREE 3355	$414,000	12/06/2025
3	5 Marigold St WENDOUREE 3355	$440,000	22/04/2025

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: 07/08/2025 10:55

5 Harvard Street, Wendouree Vic 3355

JellisCraig

Vicky Vermeend
03 5329 2500
0439 965 311
vickyvermeend@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$410,000 - $430,000
Median House Price
June quarter 2025: $500,000

Comparable Properties



42 Marigold St WENDOUREE 3355 (REI)

3 1 2

Price: $430,000
Method: Private Sale
Date: 10/07/2025
Property Type: House
Land Size: 640 sqm approx

Agent Comments



1031 Norman St WENDOUREE 3355 (REI/VG)

3 1 2

Price: $414,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 625 sqm approx

Agent Comments



5 Marigold St WENDOUREE 3355 (REI/VG)

3 1 3

Price: $440,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 715 sqm approx

Agent Comments

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