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	9 Bogart Drive, Wendouree Vic 3355

Indicative selling price

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

Single price $575,000

Median sale price

Median price $490,000 Property Type House Suburb Wendouree

Period - From 01/07/2025 to 30/09/2025 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	14 Yvonne St WENDOUREE 3355	$583,000	24/10/2025
2	50 Rowan Pde WENDOUREE 3355	$570,000	12/05/2025
3	3 Winsam Gr WENDOUREE 3355	$575,000	24/03/2025

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: 27/10/2025 17:09

9 Bogart Drive, Wendouree Vic 3355

Kyle Anderson
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3 2 1

Rooms: 9
Property Type: House

Agent Comments

Indicative Selling Price
$575,000
Median House Price
September quarter 2025: $490,000

Comparable Properties



14 Yvonne St WENDOUREE 3355 (REI)

3 1 4

Price: $583,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 664 sqm approx

Agent Comments



50 Rowan Pde WENDOUREE 3355 (REI/VG)

3 2 2

Price: $570,000
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 816 sqm approx

Agent Comments



3 Winsam Gr WENDOUREE 3355 (REI/VG)

3 1 2

Price: $575,000
Method: Private Sale
Date: 24/03/2025
Property Type: House
Land Size: 827 sqm approx

Agent Comments

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