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	29 Essex Street, Wendouree Vic 3355

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $335,000 Property Type Unit Suburb Wendouree

Period - From 05/11/2024 to 04/11/2025 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 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	1/103 Drummond St.S BALLARAT CENTRAL 3350	$435,000	18/06/2025
2	1/614a Nicholson St BLACK HILL 3350	$450,000	24/04/2025
3	26A/300 Gillies St WENDOUREE 3355	$460,000	15/08/2024

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: 05/11/2025 11:29

29 Essex Street, Wendouree Vic 3355

JellisCraig



3 1 2

Rooms: 3
Property Type: House

Land Size:
Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
05/11/2024 - 04/11/2025: $335,000

Comparable Properties



1/103 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

3 **1** **1**

Price: $435,000
Method: Private Sale
Date: 18/06/2025
Property Type: Townhouse (Single)
Land Size: 190 sqm approx

Agent Comments



1/614a Nicholson St BLACK HILL 3350 (REI/VG)

3 **1** **1**

Price: $450,000
Method: Private Sale
Date: 24/04/2025
Property Type: Unit
Land Size: 226 sqm approx

Agent Comments

26A/300 Gillies St WENDOUREE 3355 (VG)

3 **-** **-**

Price: $460,000
Method: Sale
Date: 15/08/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

REIV THE DIFFERENCE

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