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 and postcode	3/24 Molbray Street, Wendouree, Vic 3355

Indicative selling price

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

Single price	$255,000

Median sale price

Median price	$350,000	Property type	*Unit*	Suburb	Wendouree

Period - From	01/10/2024	to	30/09/2025	Source	PropTrack

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
3/52 Montgomery Street, Wendouree, VIC 3355	$240,000	27/08/2025
2/29 Carpenter Street, Wendouree, VIC 3355	$262,000	11/07/2025
3/1106 Grevillea Road, Wendouree, VIC 3355	$250,000	20/11/2024

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 eighteen months.~~

This Statement of Information was prepared on: 31/10/2025