

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

8 El Ramleh Avenue, Wendouree Vic 3355

Indicative selling price

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

Range between

\$599,000

&

\$619,000

Median sale price

Median price

\$572,500

Property Type

House

Suburb

Wendouree

Period - From

01/04/2026

to

30/06/2026

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	13 Iris Av WENDOUREE 3355	\$625,000	29/07/2026
2	6 Pevensey St WENDOUREE 3355	\$612,000	28/05/2026
3	25 Eton St WENDOUREE 3355	\$610,000	25/02/2026

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:

01/09/2026 10:58



 2  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$599,000 - \$619,000

Median House Price

June quarter 2026: \$572,500

Comparable Properties



13 Iris Av WENDOUREE 3355 (REI)

Agent Comments

 3  2  2

Price: \$625,000

Method: Private Sale

Date: 29/07/2026

Property Type: House

Land Size: 626 sqm approx



6 Pevensey St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$612,000

Method: Private Sale

Date: 28/05/2026

Property Type: House

Land Size: 605 sqm approx



25 Eton St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

Price: \$610,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 603 sqm approx

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