

# 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

2 Form Street, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000

&

\$645,000

### Median sale price

Median price \$534,501

Property Type House

Suburb Wendouree

Period - From 01/10/2025

to

31/12/2025

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	5 Hawthorn Gr WENDOUREE 3355	\$590,000	18/12/2025
2	40 Grammar St WENDOUREE 3355	\$632,600	11/12/2025
3	43 Browns Pde WENDOUREE 3355	\$615,000	04/12/2025

**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:

20/01/2026 14:24



3 2 2

**Property Type:** House  
**Land Size:** 719 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$645,000  
**Median House Price**  
December quarter 2025: \$534,501

## Comparable Properties



**5 Hawthorn Gr WENDOUREE 3355 (REI)**

**Agent Comments**

4 1 2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** House  
**Land Size:** 628 sqm approx



**40 Grammar St WENDOUREE 3355 (REI)**

**Agent Comments**

3 1 2

**Price:** \$632,600  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**43 Browns Pde WENDOUREE 3355 (REI)**

**Agent Comments**

4 1 2

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx

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



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