

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 2 Form Street, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see 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



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)



4



1



2

Price: \$590,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 628 sqm approx

[Agent Comments](#)



40 Grammar St WENDOUREE 3355 (REI)



3



1



2

Price: \$632,600

Method: Private Sale

Date: 11/12/2025

Property Type: House (Res)

Land Size: 613 sqm approx

[Agent Comments](#)



43 Browns Pde WENDOUREE 3355 (REI)



4



1



2

Price: \$615,000

Method: Private Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 611 sqm approx

[Agent Comments](#)

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



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