

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

1014 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$516,000

Property Type

House

Suburb

Wendouree

Period - From

01/04/2025

to

31/03/2026

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 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
1	1013 Norman St WENDOUREE 3355	\$560,000	12/03/2026
2	1138 Norman St WENDOUREE 3355	\$575,000	05/12/2025
3			

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:

11/05/2026 11:05



3 1 2

Property Type: House
Land Size: 591 sqm approx
 Agent Comments

Indicative Selling Price
 \$580,000 - \$620,000
Median House Price
 Year ending March 2026: \$516,000

Comparable Properties



1013 Norman St WENDOUREE 3355 (VG)

Agent Comments

3 - -

Price: \$560,000
Method: Sale
Date: 12/03/2026
Property Type: House (Res)
Land Size: 625 sqm approx



1138 Norman St WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 1

Price: \$575,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 604 sqm approx

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.