

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 MARIE CRESCENT WENDOUREE VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Land

Suburb

Wendouree

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

1-3 EUSTACE STREET WENDOUREE VIC 3355	\$485,000	20-May-25
2/5 SYMONS STREET WENDOUREE VIC 3355	\$399,000	04-Aug-25

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: 13 July 2026



**1-3 EUSTACE STREET
WENDOUREE VIC 3355**

Sold Price **\$485,000** Sold Date **20-May-25**

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Distance **0.81km**



**2/5 SYMONS STREET WENDOUREE
VIC 3355**

Sold Price **\$399,000** Sold Date **04-Aug-25**

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Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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