

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

\$645,000

&

\$670,000

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	16 Rossio Gr WENDOUREE 3355	\$720,000	20/03/2026
2	3/1304a Gregory St LAKE WENDOUREE 3350	\$665,000	20/08/2025
3	2/1304a Gregory St LAKE WENDOUREE 3350	\$680,000	16/05/2025

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:

22/07/2026 14:17



 2  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$645,000 - \$670,000

Median House Price

June quarter 2026: \$572,500

Comparable Properties



16 Rossio Gr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  2  2

Price: \$720,000

Method: Private Sale

Date: 20/03/2026

Property Type: House (Res)

Land Size: 907 sqm approx



3/1304a Gregory St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

 2  2  1

Price: \$665,000

Method: Private Sale

Date: 20/08/2025

Property Type: House



2/1304a Gregory St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 16/05/2025

Property Type: Unit

Land Size: 257 sqm approx