

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

1/1 Park Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$382,500

Property Type Unit

Suburb Wendouree

Period - From 15/06/2025

to 14/06/2026

Source Property Data

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	5/714 Gregory St SOLDIERS HILL 3350	\$475,000	23/09/2025
2	5/10 Wood St SOLDIERS HILL 3350	\$470,000	23/05/2025
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:

15/06/2026 12:56

1/1 Park Street, Wendouree Vic 3355



Kyle Anderson
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Indicative Selling Price

\$500,000

Median Unit Price

15/06/2025 - 14/06/2026: \$382,500



3 2 2

Rooms: 7

Property Type: Unit

Agent Comments

Comparable Properties



5/714 Gregory St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$475,000

Method: Private Sale

Date: 23/09/2025

Property Type: Townhouse (Single)



5/10 Wood St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 23/05/2025

Property Type: Unit

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.

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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