

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

252 Forest Street, Wendouree Vic 3355

Indicative selling price

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

Single price \$449,500

Median sale price

Median price \$561,000

Property Type House

Suburb Wendouree

Period - From 01/01/2026

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 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	19 Boronia Gr WENDOUREE 3355	\$475,000	04/03/2026
2	445 Gillies St.N WENDOUREE 3355	\$485,000	06/02/2026
3	511 Creswick Rd BALLARAT CENTRAL 3350	\$472,000	31/01/2026

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:

23/06/2026 10:32

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Indicative Selling Price

\$449,500

Median House Price

March quarter 2026: \$561,000



 3  1  2

Rooms: 6

Property Type: House

Land Size: 284 sqm approx

Agent Comments

Comparable Properties



19 Boronia Gr WENDOUREE 3355 (REI)

Agent Comments

 3  1  -

Price: \$475,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 548 sqm approx



445 Gillies St.N WENDOUREE 3355 (REI)

Agent Comments

 3  1  2

Price: \$485,000

Method: Private Sale

Date: 06/02/2026

Property Type: House

Land Size: 604 sqm approx



511 Creswick Rd BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$472,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 340 sqm approx

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