

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

4 Waldie Close, Wendouree Vic 3355

Indicative selling price

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

Range between \$540,000 & \$560,000

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	3 Head St WENDOUREE 3355	\$540,000	01/07/2026
2	34 Bogart Dr WENDOUREE 3355	\$575,000	01/07/2026
3	7 Walton St WENDOUREE 3355	\$560,000	26/06/2026

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:

19/08/2026 10:29



 3  1  2

Property Type: House

Land Size: 714 sqm approx

Agent Comments

Comparable Properties



3 Head St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$540,000

Method: Private Sale

Date: 01/07/2026

Property Type: House

Land Size: 618 sqm approx



34 Bogart Dr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

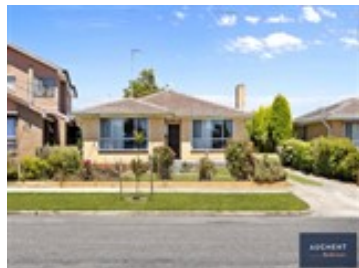
Price: \$575,000

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)

Land Size: 660 sqm approx



7 Walton St WENDOUREE 3355 (VG)

Agent Comments

 3  -  -

Price: \$560,000

Method: Sale

Date: 26/06/2026

Property Type: House (Res)

Land Size: 796 sqm approx