

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### 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	16 Rossio Gr WENDOUREE 3355	\$720,000	20/03/2026
2	1346 Gregory St LAKE WENDOUREE 3350	\$700,000	05/11/2025
3	4/1304a Gregory St LAKE WENDOUREE 3350	\$775,000	11/12/2024

**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:

11/05/2026 15:07



2   2   1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$695,000

**Median House Price**

March quarter 2026: \$561,000

## 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



**1346 Gregory St LAKE WENDOUREE 3350 (VG)**

**Agent Comments**

-   -   -

**Price:** \$700,000

**Method:** Sale

**Date:** 05/11/2025

**Property Type:** Land

**Land Size:** 655 sqm approx

**4/1304a Gregory St LAKE WENDOUREE 3350 (VG)**

**Agent Comments**

3   -   -

**Price:** \$775,000

**Method:** Sale

**Date:** 11/12/2024

**Property Type:** Flat/Unit/Apartment (Res)

**Account -** Fletchers | P: 03 5333 4797