

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

23 Eton Street, Wendouree Vic 3355

Indicative selling price

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

Single price

\$469,500

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	1221 Grevillea Rd WENDOUREE 3355	\$467,000	31/03/2026
2	21 Ivanhoe St WENDOUREE 3355	\$460,000	22/10/2025
3	10A Stewart St NEWINGTON 3350	\$470,000	04/10/2025

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:

21/09/2026 11:17



 3  1  2

Rooms: 6
Property Type:
Land Size: 600 sqm approx
Agent Comments

Comparable Properties



1221 Grevillea Rd WENDOUREE 3355 (REI)

Agent Comments

 3  1  1

Price: \$467,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 722 sqm approx



21 Ivanhoe St WENDOUREE 3355 (REI)

Agent Comments

 3  1  1

Price: \$460,000
Method: Private Sale
Date: 22/10/2025
Rooms: 5
Property Type: House (Res)
Land Size: 689 sqm approx



10A Stewart St NEWINGTON 3350 (REI)

Agent Comments

 3  1  1

Price: \$470,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 388 sqm approx