

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 Tarn Place, Wendouree Vic 3355

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$500,000 Property Type House Suburb Wendouree

Period - From 01/04/2025 to 30/06/2025 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	28 Dover St WENDOUREE 3355	\$535,000	16/05/2025
2	25 Montgomery St WENDOUREE 3355	\$535,000	16/05/2025
3	30 Langstaffe Dr WENDOUREE 3355	\$550,000	29/04/2025

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:

12/09/2025 12:25



 4  2  4

Property Type: House (Res)

Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

June quarter 2025: \$500,000

Comparable Properties



28 Dover St WENDOUREE 3355 (REI/VG)

Agent Comments

 4  2  4

Price: \$535,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 632 sqm approx



25 Montgomery St WENDOUREE 3355 (REI/VG)

Agent Comments

 4  2  2

Price: \$535,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 590 sqm approx



30 Langstaffe Dr WENDOUREE 3355 (REI/VG)

Agent Comments

 4  1  2

Price: \$550,000

Method: Private Sale

Date: 29/04/2025

Property Type: House

Land Size: 651 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300