

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	79 Grandview Gr WENDOUREE 3355	\$520,000	05/03/2025

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:

28/09/2025 14:48



4
 2
 4

Property Type: House
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 June quarter 2025: \$500,000

This property was initially priced at \$500k - \$550. The sale result of 3 Winston Ct Wendouree at \$596,000 indicated that we should increase the price guide on this property to \$535k - \$585k which we did. There has been minimal interest in this property compared to 3 Winston Ct Wendouree. 3 Winston Ct Wendouree had a large shed that this property doesn't have.

Comparable Properties



28 Dover St WENDOUREE 3355 (REI/VG)

Agent Comments

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 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

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 2
 2

Price: \$535,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 590 sqm approx



79 Grandview Gr WENDOUREE 3355 (REI/VG)

Agent Comments

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 2
 2

Price: \$520,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 595 sqm approx

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