#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	5/1159 Grevillea Road, Wendouree Vic 3355
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$275,000	&	\$295,000
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#### Median sale price

Median price \$300,0	00 Pro	operty Type U	nit	Sub	urb Wendouree
Period - From 01/10/	2024 to	30/09/2025	So	urce REI\	1

#### 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

	aress of comparable property	1 1100	Date of Sale
1	7/1110 Howitt St WENDOUREE 3355	\$270,000	27/08/2025
2	5/2 Evelyn St WENDOUREE 3355	\$296,500	01/08/2025
3	3/302-304 Forest St WENDOUREE 3355	\$280,000	16/07/2025

#### 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:	03/10/2025 14:39
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Date of sale







Rooms: 2

**Property Type:** Unit Agent Comments

Indicative Selling Price \$275,000 - \$295,000 Median Unit Price Year ending September 2025: \$300,000

## Comparable Properties



7/1110 Howitt St WENDOUREE 3355 (REI/VG)

1

**a** 1

Price: \$270,000 Method: Private Sale Date: 27/08/2025 Property Type: Unit **Agent Comments** 



5/2 Evelyn St WENDOUREE 3355 (REI/VG)

1





**Agent Comments** 

Price: \$296,500 Method: Private Sale Date: 01/08/2025 Property Type: Unit

Land Size: 373 sqm approx



3/302-304 Forest St WENDOUREE 3355 (REI)

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Α.

Agent Comments

Price: \$280,000 Method: Private Sale Date: 16/07/2025 Property Type: Unit

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





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