

# 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

5/1159 Grevillea Road, Wendouree Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$275,000 & \$295,000

### Median sale price

Median price \$300,000 Property Type Unit Suburb Wendouree

Period - From 01/10/2024 to 30/09/2025 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	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



1 Bed 1 Bath 1 Car

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) Agent Comments

1 Bed 1 Bath 1 Car

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



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

1 Bed 1 Bath 1 Car

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) Agent Comments

1 Bed 1 Bath 1 Car

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