

## 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 and  
postcode

6 FOREST COURT WENDOUREE VIC 3355

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$530,000	&	\$560,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$472,000	Property type	House	Suburb	Wendouree
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

### 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
431 FOREST STREET WENDOUREE VIC 3355	\$535,000	29-Nov-25
40 MONTGOMERY STREET WENDOUREE VIC 3355	\$557,000	14-Aug-25
44 WEBBCONA PARADE WENDOUREE VIC 3355	\$560,000	02-Dec-25

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: 13 January 2026



**431 FOREST STREET WENDOUREE** Sold Price  
VIC 3355

3 1 2

<sup>RS</sup> **\$535,000** Sold Date 29-Nov-25

Distance 0.17km



**40 MONTGOMERY STREET** Sold Price  
WENDOUREE VIC 3355

3 1 2

**\$557,000** Sold Date 14-Aug-25

Distance 0.45km



**44 WEBBCONA PARADE** Sold Price  
WENDOUREE VIC 3355

3 1 3

<sup>RS</sup> **\$560,000** Sold Date 02-Dec-25

Distance 0.29km

**RS** = Recent sale **UN** = Undisclosed Sale

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