

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

1/382 Forest Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$210,000 & \$230,000

Median sale price

Median price \$340,000 Property Type Unit Suburb Wendouree

Period - From 01/01/2025 to 31/12/2025 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	3/24 Molbray St WENDOUREE 3355	\$255,000	17/12/2025
2	3/86 Marie Cr WENDOUREE 3355	\$262,500	13/11/2025
3	4/2 Evelyn St WENDOUREE 3355	\$245,000	31/10/2025

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:

18/03/2026 11:05



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$210,000 - \$230,000
Median Unit Price
Year ending December 2025: \$340,000

I have used the three most recent sales of one bedroom units within 1km of this property when preparing the Statement of Information. All three of these units were in better condition than the one we are selling which is why we have determined a price guide below the sale price of the three most recent sales.

Comparable Properties



3/24 Molbray St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$255,000
Method: Private Sale
Date: 17/12/2025
Property Type: Unit
Land Size: 222 sqm approx



3/86 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$262,500
Method: Private Sale
Date: 13/11/2025
Property Type: Unit
Land Size: 51 sqm approx



4/2 Evelyn St WENDOUREE 3355 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 31/10/2025
Property Type: Flat/Unit/Apartment (Res)

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



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