

# 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

7 Iris Avenue, 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 \$445,000 & \$475,000

### Median sale price

Median price \$516,000 Property Type House Suburb Wendouree

Period - From 01/04/2025 to 31/03/2026 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 | 33 Grammar St WENDOUREE 3355   | \$476,000 | 26/08/2025   |
| 2 | 8 Iris Av WENDOUREE 3355       | \$431,500 | 05/08/2025   |
| 3 | 4 Iris Av WENDOUREE 3355       | \$430,000 | 14/02/2025   |

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:

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$445,000 - \$475,000  
**Median House Price**  
Year ending March 2026: \$516,000

## Comparable Properties



**33 Grammar St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$476,000  
**Method:** Auction Sale  
**Date:** 26/08/2025  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx



**8 Iris Av WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$431,500  
**Method:** Private Sale  
**Date:** 05/08/2025  
**Property Type:** House  
**Land Size:** 626 sqm approx



**4 Iris Av WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 14/02/2025  
**Property Type:** House  
**Land Size:** 626 sqm approx

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