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	66 Langstaffe Drive, Wendouree Vic 3355

Indicative selling price

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

Range between $600,000 & $625,000

Median sale price

Median price $530,000 Property Type House Suburb Wendouree

Period - From 06/07/2025 to 05/07/2026 Source Property Data

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	392 Forest St WENDOUREE 3355	$615,000	18/06/2026
2	8 Sherwood St WENDOUREE 3355	$617,000	11/05/2026
3	7 Langstaffe Dr WENDOUREE 3355	$620,000	13/01/2026

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: 06/07/2026 11:20

66 Langstaffe Drive, Wendouree Vic 3355



4 2 2

Rooms: 5
Property Type: House
Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $625,000
Median House Price
06/07/2025 - 05/07/2026: $530,000

Comparable Properties



392 Forest St WENDOUREE 3355 (REI)

3 2 2

Price: $615,000
Method: Private Sale
Date: 18/06/2026
Property Type: House
Land Size: 682 sqm approx

Agent Comments



8 Sherwood St WENDOUREE 3355 (REI)

3 2 2

Price: $617,000
Method: Private Sale
Date: 11/05/2026
Property Type: House
Land Size: 889 sqm approx

Agent Comments



7 Langstaffe Dr WENDOUREE 3355 (REI/VG)

4 2 2

Price: $620,000
Method: Private Sale
Date: 13/01/2026
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

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

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