

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

1223 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$345,000

&

\$375,000

Median sale price

Median price

\$535,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2025

to

30/06/2026

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	49 Wattle Av WENDOUREE 3355	\$350,000	01/05/2026
2	35 Primrose St WENDOUREE 3355	\$375,000	10/02/2026
3	1112 Norman St WENDOUREE 3355	\$360,000	05/12/2025

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:

10/08/2026 16:29



Property Type: House (Res)

Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price

\$345,000 - \$375,000

Median House Price

Year ending June 2026: \$535,000

Comparable Properties

49 Wattle Av WENDOUREE 3355 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 01/05/2026

Property Type: House (Res)



35 Primrose St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 10/02/2026

Property Type: House

Land Size: 598 sqm approx



1112 Norman St WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 604 sqm approx

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