

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 \$325,000

&

\$345,000

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	2/309 Nicholson St BLACK HILL 3350	\$325,000	19/05/2026
2	3/309 Nicholson St BLACK HILL 3350	\$325,000	08/05/2026
3	5/6 Balaclava St NEWINGTON 3350	\$342,000	12/11/2025

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:

16/09/2026 14:46



1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$325,000 - \$345,000
Median House Price
Year ending June 2026: \$535,000

Comparable Properties



2/309 Nicholson St BLACK HILL 3350 (REI)

Agent Comments

1 1 1

Price: \$325,000
Method: Private Sale
Date: 19/05/2026
Property Type: Unit



3/309 Nicholson St BLACK HILL 3350 (REI)

Agent Comments

1 1 1

Price: \$325,000
Method: Private Sale
Date: 08/05/2026
Property Type: Unit
Land Size: 97 sqm approx



5/6 Balaclava St NEWINGTON 3350 (REI)

Agent Comments

1 1 1

Price: \$342,000
Method: Private Sale
Date: 12/11/2025
Property Type: Unit

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