

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 and
postcode

1 CLEMATIS AVENUE WENDOUREE VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,500

Property type

House

Suburb

Wendouree

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

418 LEARMONTH ROAD MITCHELL PARK VIC 3355	\$390,000	27-May-25
22 PREFECT STREET WENDOUREE VIC 3355	\$391,000	10-Feb-25
1031 NORMAN STREET WENDOUREE VIC 3355	\$414,000	12-Jun-25

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: 19 May 2026



**418 LEARMONTH ROAD MITCHELL
PARK VIC 3355**

Sold Price

\$390,000

Sold Date

27-May-25

 2

 1

 1

Distance

1.28km



**22 PREFECT STREET WENDOUREE
VIC 3355**

Sold Price

\$391,000

Sold Date

10-Feb-25

 2

 1

 2

Distance

1.8km



**1031 NORMAN STREET
WENDOUREE VIC 3355**

Sold Price

\$414,000

Sold Date

12-Jun-25

 2

 1

 2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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