

# 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 2/1182 Norman Street, Wendouree Vic 3355  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$520,000

### Median sale price

Median price \$534,501 Property Type House Suburb Wendouree

Period - From 01/10/2025 to 31/12/2025 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	3/7 Symons St WENDOUREE 3355	\$502,500	05/01/2026
2	2 Zelkova PI LAKE GARDENS 3355	\$510,000	13/11/2025
3	482A Gillies St WENDOUREE 3355	\$490,000	05/11/2025

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:

03/02/2026 10:25



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**3/7 Symons St WENDOUREE 3355 (REI)**

Agent Comments



**Price:** \$502,500

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** Unit



**2 Zelkova PI LAKE GARDENS 3355 (REI/VG)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** House



**482A Gillies St WENDOUREE 3355 (REI/VG)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** House

**Land Size:** 339 sqm approx