

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

1/1182 Norman Street, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see 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 10:21

1/1182 Norman Street, Wendouree Vic 3355



Kyle Anderson
0353334322
0408417990

kyle@trevorpetrie.com.au

Indicative Selling Price

\$520,000

Median House Price

December quarter 2025: \$534,501



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/7 Symons St WENDOUREE 3355 (REI)

Agent Comments

3 1 1

Price: \$502,500

Method: Private Sale

Date: 05/01/2026

Property Type: Unit



2 Zelkova PI LAKE GARDENS 3355 (REI/VG)

Agent Comments

3 2 1

Price: \$510,000

Method: Private Sale

Date: 13/11/2025

Property Type: House



482A Gillies St WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 1

Price: \$490,000

Method: Private Sale

Date: 05/11/2025

Property Type: House

Land Size: 339 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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