

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

2 Aubrey St, Wendouree 3355

Indicative selling price

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

range between \$730,000 & \$770,000

Median sale price

Median price

\$534,750

Property type

House

Suburb

Wendouree

Period - From

June 2025

to

June 2026

Source

APM Pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
10 JOHN ST, WENDOUREE 3355	\$815,000	07/12/2025

This Statement of Information was prepared on: 14/09/2026