

# 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

2/1030 Howitt Street, Wendouree Vic 3355

### Indicative selling price

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

Range between

\$410,000

&

\$450,000

### Median sale price

Median price

\$350,000

Property Type

Unit

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 | 3/14 Park St WENDOUREE 3355    | \$475,000 | 16/02/2026   |
| 2 | 1/12 Symons St WENDOUREE 3355  | \$465,000 | 28/08/2025   |
| 3 | 8/216 Forest St WENDOUREE 3355 | \$400,000 | 13/04/2026   |

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:

26/08/2026 15:47



2 1 1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$410,000 - \$450,000  
Median Unit Price  
Year ending June 2026: \$350,000

## Comparable Properties

3/14 Park St WENDOUREE 3355 (REI)

Agent Comments

2 1 1

Price: \$475,000  
Method:  
Date: 16/02/2026  
Property Type: Unit

1/12 Symons St WENDOUREE 3355 (REI)

Agent Comments

2 1 4

Price: \$465,000  
Method:  
Date: 28/08/2025  
Property Type: Unit



8/216 Forest St WENDOUREE 3355 (VG)

Agent Comments

2 - -

Price: \$400,000  
Method: Sale  
Date: 13/04/2026  
Property Type: Flat/Unit/Apartment (Res)