

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

2/382 Forest Street, Wendouree Vic 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$245,000 & \$265,000

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	3/29 Carpenter St WENDOUREE 3355	\$265,000	15/04/2026
2	1/382 Forest St WENDOUREE 3355	\$240,000	11/04/2026
3	3/24 Molbray St WENDOUREE 3355	\$255,000	17/12/2025

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:

07/09/2026 12:13



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Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$245,000 - \$265,000
Median Unit Price
 Year ending June 2026: \$350,000

Comparable Properties



3/29 Carpenter St WENDOUREE 3355 (REI/VG)

Agent Comments

1
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Price: \$265,000
Method: Private Sale
Date: 15/04/2026
Property Type: Unit



1/382 Forest St WENDOUREE 3355 (REI/VG)

Agent Comments

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Price: \$240,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Unit



3/24 Molbray St WENDOUREE 3355 (REI/VG)

Agent Comments

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Price: \$255,000
Method: Private Sale
Date: 17/12/2025
Property Type: Unit
Land Size: 222 sqm approx

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