

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

7 Shirley Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$565,000

&

\$595,000

Median sale price

Median price

\$561,000

Property Type

House

Suburb

Wendouree

Period - From

01/01/2026

to

31/03/2026

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	6 Pevensey St WENDOUREE 3355	\$612,000	28/05/2026
2	39 Head St WENDOUREE 3355	\$570,000	17/04/2026
3	18 Coulter St WENDOUREE 3355	\$577,000	02/04/2026

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:

15/06/2026 10:59



3 1 1

Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price

\$565,000 - \$595,000

Median House Price

March quarter 2026: \$561,000

Comparable Properties



6 Pevensey St WENDOUREE 3355 (REI)

Agent Comments

3 1 1

Price: \$612,000

Method: Private Sale

Date: 28/05/2026

Property Type: House

Land Size: 605 sqm approx



39 Head St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$570,000

Method: Private Sale

Date: 17/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 618 sqm approx



18 Coulter St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$577,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 590 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555