

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 9 Langham Road, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Range between \$490,000 & \$499,000

Median sale price

Median price \$427,000 Property Type House Suburb Wendouree

Period - From 20/02/2024 to 19/02/2025 Source Property Data

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	45 Langstaffe Dr WENDOUREE 3355	\$510,000	18/01/2025
2	16 John St WENDOUREE 3355	\$490,000	31/05/2024
3	54 Langstaffe Dr WENDOUREE 3355	\$515,000	29/05/2024

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: 20/02/2025 14:29

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Indicative Selling Price

\$490,000 - \$499,000

Median House Price

20/02/2024 - 19/02/2025: \$427,000



3 1 1

Property Type: House

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



45 Langstaffe Dr WENDOUREE 3355 (REI)

Agent Comments

3 1 1

Price: \$510,000

Method: Private Sale

Date: 18/01/2025

Property Type: House

Land Size: 590 sqm approx



16 John St WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 6

Price: \$490,000

Method: Private Sale

Date: 31/05/2024

Property Type: House

Land Size: 777 sqm approx



54 Langstaffe Dr WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$515,000

Method: Private Sale

Date: 29/05/2024

Property Type: House

Land Size: 665 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408