

# 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 and  
postcode

605 Creswick Road, 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

\$289,000

&

\$317,000

### Median sale price

Median price

\$431,000

Property type

House

Suburb

Wendouree

Period - From

01/02/2024

to

31/01/2025

Source



### 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 eighteen 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
704 Sebastopol Street, Ballarat Central, VIC 3350	\$287,000	26/04/2024
17 Wattle Avenue, Wendouree, VIC 3355	\$300,000	06/02/2024
518 Ascot Street South, Redan, VIC 3350	\$260,000	04/07/2024

**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 eighteen months.

This Statement of Information was prepared on: 12/02/2025