

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

21 Ivanhoe Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$450,000 & \$470,000

Median sale price

Median price \$500,000 Property Type House Suburb Wendouree

Period - From 01/04/2025 to 30/06/2025 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	19 Ivanhoe St WENDOUREE 3355	\$480,000	23/07/2025
2	24 Manneville St WENDOUREE 3355	\$460,000	20/06/2025
3	12 Mauger St WENDOUREE 3355	\$475,000	26/05/2025

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:

16/09/2025 15:42



 3  1  5

Rooms: 6
Property Type: House
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$470,000
Median House Price
June quarter 2025: \$500,000

Comparable Properties



19 Ivanhoe St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  1

Price: \$480,000
Method: Private Sale
Date: 23/07/2025
Property Type: House (Res)
Land Size: 676 sqm approx



24 Manneville St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  2

Price: \$460,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 603 sqm approx

12 Mauger St WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  3

Price: \$475,000
Method: Private Sale
Date: 26/05/2025
Rooms: 7
Property Type: House (Res)
Land Size: 590 sqm approx