Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	21 Ivanhoe Street, Wendouree Vic 3355
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$500,000	Pro	perty 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.

A	ddress 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





Dean Parish 0490382264 dean.parish@fletchers.net.au

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





Rooms: 6

Property Type: House Land Size: 687 sqm approx

Agent Comments

Comparable Properties



19 Ivanhoe St WENDOUREE 3355 (REI/VG)

Price: \$480,000

Method: Private Sale Date: 23/07/2025

Property Type: House (Res) Land Size: 676 sqm approx

Agent Comments



24 Manneville St WENDOUREE 3355 (REI/VG)

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

Agent Comments

Agent Comments

12 Mauger St WENDOUREE 3355 (REI/VG)

Price: \$475,000 Method: Private Sale Date: 26/05/2025

Rooms: 7

Property Type: House (Res) Land Size: 590 sqm approx

Account - Fletchers | P: 03 5333 4797





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