

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

8 El Ramleh Avenue, Wendouree Vic 3355

Indicative selling price

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

Single price \$695,000

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	16 Rossio Gr WENDOUREE 3355	\$720,000	20/03/2026
2	1346 Gregory St LAKE WENDOUREE 3350	\$700,000	05/11/2025
3	4/1304a Gregory St LAKE WENDOUREE 3350	\$775,000	11/12/2024

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:

11/05/2026 15:07



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Property Type: House
Agent Comments

Indicative Selling Price
\$695,000
Median House Price
March quarter 2026: \$561,000

Comparable Properties



16 Rossio Gr WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 907 sqm approx



1346 Gregory St LAKE WENDOUREE 3350 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 05/11/2025
Property Type: Land
Land Size: 655 sqm approx

4/1304a Gregory St LAKE WENDOUREE 3350 (VG)

Agent Comments

3 - -

Price: \$775,000
Method: Sale
Date: 11/12/2024
Property Type: Flat/Unit/Apartment (Res)