

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

9 Bogart Drive, Wendouree Vic 3355

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$490,000

Property Type

House

Suburb

Wendouree

Period - From

01/07/2025

to

30/09/2025

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	14 Yvonne St WENDOUREE 3355	\$583,000	24/10/2025
2	50 Rowan Pde WENDOUREE 3355	\$570,000	12/05/2025
3	3 Winsam Gr WENDOUREE 3355	\$575,000	24/03/2025

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:

27/10/2025 17:09

9 Bogart Drive, Wendouree Vic 3355



Kyle Anderson

0353334322

0408417990

kyle@trevorpetrie.com.au

Indicative Selling Price

\$575,000

Median House Price

September quarter 2025: \$490,000



3 2 1

Rooms: 9

Property Type: House

Agent Comments

Comparable Properties



14 Yvonne St WENDOUREE 3355 (REI)

Agent Comments

3 1 4

Price: \$583,000

Method: Private Sale

Date: 24/10/2025

Property Type: House

Land Size: 664 sqm approx



50 Rowan Pde WENDOUREE 3355 (REI/VG)

Agent Comments

3 2 2

Price: \$570,000

Method: Private Sale

Date: 12/05/2025

Property Type: House

Land Size: 816 sqm approx



3 Winsam Gr WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$575,000

Method: Private Sale

Date: 24/03/2025

Property Type: House

Land Size: 827 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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