

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

12 Brighton Court, Wendouree Vic 3355

Indicative selling price

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

Range between

\$540,000

&

\$555,000

Median sale price

Median price

\$440,000

Property Type

House

Suburb

Wendouree

Period - From

03/07/2024

to

02/07/2025

Source

Property Data

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
1	7 Brighton Ct WENDOUREE 3355	\$555,000	19/04/2024
2	2a Bowden St WENDOUREE 3355	\$560,000	22/03/2024
3			

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:

03/07/2025 14:30



 2  2  1

Property Type: House (Res)

Land Size: 259 sqm approx

Agent Comments

Indicative Selling Price

\$540,000 - \$555,000

Median House Price

03/07/2024 - 02/07/2025: \$440,000

Comparable Properties



7 Brighton Ct WENDOUREE 3355 (REI/VG)

Agent Comments

 2  2  1

Price: \$555,000

Method: Private Sale

Date: 19/04/2024

Property Type: House (Res)

Land Size: 284 sqm approx



2a Bowden St WENDOUREE 3355 (REI/VG)

Agent Comments

 2  2  2

Price: \$560,000

Method: Private Sale

Date: 22/03/2024

Rooms: 5

Property Type: House (Res)

Land Size: 373 sqm approx

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.

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