

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 87 Marie Crescent, Wendouree Vic 3355
Including suburb or locality and postcode

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$516,000 Property Type House Suburb Wendouree

Period - From 01/04/2025 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	2 Form St WENDOUREE 3355	\$632,500	14/02/2026
2	37 Marie Cr WENDOUREE 3355	\$630,000	29/01/2026
3	20 Cambridge St WENDOUREE 3355	\$590,000	11/08/2025

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: 22/05/2026 15:27



 3
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Property Type: House (Res)

Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

Year ending March 2026: \$516,000

Comparable Properties



2 Form St WENDOUREE 3355 (REI)

Agent Comments

 3
  2
  2

Price: \$632,500

Method: Private Sale

Date: 14/02/2026

Property Type: House

Land Size: 720 sqm approx



37 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$630,000

Method: Auction Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 782 sqm approx



20 Cambridge St WENDOUREE 3355 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$590,000

Method: Private Sale

Date: 11/08/2025

Property Type: House

Land Size: 586 sqm approx

Account - Doepels Pty Ltd t/as Stone Real Estate Ballarat | P: 03 5331 2000 | F: 03 5332 1559