

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 and
postcode

1/1116-1118 HOWITT STREET WENDOUREE VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Wendouree

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

15 BRIGHTON COURT WENDOUREE VIC 3355	\$658,000	17-Feb-26
2 ERCIL STREET WENDOUREE VIC 3355	\$625,000	16-Mar-26
42 CINNAMON DRIVE LAKE GARDENS VIC 3355	\$225,000	14-Dec-15

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: 05 June 2026



**15 BRIGHTON COURT
WENDOUREE VIC 3355**

3 2 2

Sold Price

\$658,000

Sold Date

17-Feb-26

Distance

0.85km



**2 ERCIL STREET WENDOUREE VIC
3355**

3 2 2

Sold Price

\$625,000

Sold Date

16-Mar-26

Distance

0.86km



**42 CINNAMON DRIVE LAKE
GARDENS VIC 3355**

5 2 2

Sold Price

\$225,000

Sold Date

14-Dec-15

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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