

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

20/300 Gillies Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$329,000

&

\$349,000

Median sale price

Median price

\$350,000

Property Type

Unit

Suburb

Wendouree

Period - From

01/07/2025

to

30/06/2026

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	3/6 Boyle St GOLDEN POINT 3350	\$330,000	03/02/2026
2	5/6 Balaclava St NEWINGTON 3350	\$342,000	12/11/2025
3	7/304 Clarendon St SOLDIERS HILL 3350	\$340,000	14/07/2025

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:

09/09/2026 12:21



Property Type:
Agent Comments

Indicative Selling Price
\$329,000 - \$349,000
Median Unit Price
Year ending June 2026: \$350,000

Comparable Properties



3/6 Boyle St GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 03/02/2026
Property Type: Flat/Unit/Apartment (Res)



5/6 Balaclava St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$342,000
Method: Private Sale
Date: 12/11/2025
Property Type: Unit



7/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 14/07/2025
Rooms: 3
Property Type: Apartment