

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

31 Molbray Street, Wendouree Vic 3355

Indicative selling price

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

Range between

\$585,000

&

\$635,000

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	31 Webbcona Pde WENDOUREE 3355	\$598,500	02/03/2026
2	37 Marie Cr WENDOUREE 3355	\$630,000	29/01/2026
3	9 Bogart Dr WENDOUREE 3355	\$585,000	20/11/2025

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:

21/05/2026 11:36



Property Type: House (Res)

Land Size: 885 sqm approx

Agent Comments

Indicative Selling Price

\$585,000 - \$635,000

Median House Price

Year ending March 2026: \$516,000

Comparable Properties



31 Webbcona Pde WENDOUREE 3355 (REI)

Agent Comments



Price: \$598,500

Method: Private Sale

Date: 02/03/2026

Property Type: House

Land Size: 668 sqm approx



37 Marie Cr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 782 sqm approx



9 Bogart Dr WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 637 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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