

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	2/1358 Gregory St LAKE WENDOUREE 3350	\$500,000	03/02/2026
2	1/14 Park St WENDOUREE 3355	\$500,000	25/11/2025
3	1/15 Lake St WENDOUREE 3355	\$465,000	22/10/2025

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:



2 1 1

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



2/1358 Gregory St LAKE WENDOUREE 3350 (REI)

Agent Comments

2 1 2

Price: \$500,000

Method: Private Sale

Date: 03/02/2026

Property Type: Townhouse (Single)

Land Size: 234 sqm approx



1/14 Park St WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)



1/15 Lake St WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 22/10/2025

Property Type: Townhouse (Single)