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	16 Service Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $1,595,000 & $1,655,000

Median sale price

Median price $820,000 Property Type House Suburb Lake Wendouree

Period - From 14/08/2024 to 13/08/2025 Source Property Data

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 eighteen 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	10 Parker St LAKE WENDOUREE 3350	$1,565,000	22/04/2025
2	9 Ajax St NEWINGTON 3350	$1,600,000	23/09/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 14/08/2025 12:13

16 Service Street, Lake Wendouree Vic 3350

JellisCraig



3 2 2

Property Type: House
Land Size: 852 sqm approx

Agent Comments

Indicative Selling Price
$1,595,000 - $1,655,000
Median House Price
14/08/2024 - 13/08/2025: $820,000

Comparable Properties



10 Parker St LAKE WENDOUREE 3350 (REI/VG)

4 2 2

Price: $1,565,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 687 sqm approx

Agent Comments



9 Ajax St NEWINGTON 3350 (VG)

4 - -

Price: $1,600,000
Method: Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 917 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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