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	7 Carlton Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $880,000 Property Type House Suburb Lake Wendouree

Period - From 23/10/2024 to 22/10/2025 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 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	7 Crocker St LAKE WENDOUREE 3350	$2,400,000	30/07/2025
2	42 Victoria Av LAKE WENDOUREE 3350	$2,150,000	03/07/2025
3	11 Carlton St LAKE WENDOUREE 3350	$2,160,000	11/06/2025

OR

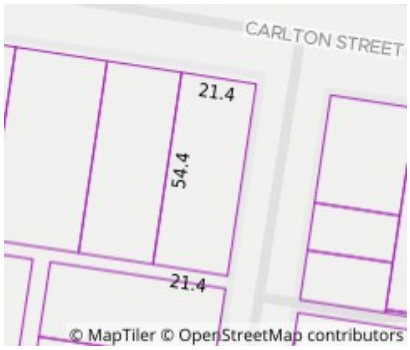
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23/10/2025 10:25

7 Carlton Street, Lake Wendouree Vic 3350

JellisCraig

Tim Valpied
5329 2500
0418 504 169
timvalpied@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 1164 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
23/10/2024 - 22/10/2025: $880,000

Comparable Properties



7 Crocker St LAKE WENDOUREE 3350 (VG)

3 - -

Price: $2,400,000
Method: Sale
Date: 30/07/2025
Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments



42 Victoria Av LAKE WENDOUREE 3350 (REI/VG)

4 2 1

Price: $2,150,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 595 sqm approx

Agent Comments



11 Carlton St LAKE WENDOUREE 3350 (REI/VG)

4 3 2

Price: $2,160,000
Method: Private Sale
Date: 11/06/2025
Property Type: House
Land Size: 1427 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.