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<br>Including suburb or locality and postcode | 3 Carlton Street, Lake Wendouree Vic 3350 |

## Indicative selling price

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

Single price $1,690,000

## Median sale price

Median price $830,000 Property Type House Suburb Lake Wendouree

Period - From 24/11/2024 to 23/11/2025 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 | 2 Crocker St LAKE WENDOUREE 3350 | $1,700,000 | 11/11/2025 |
| 2 | 225 Mill St LAKE WENDOUREE 3350 | $1,720,000 | 19/09/2025 |
| 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: 24/11/2025 15:35

# 3 Carlton Street, Lake Wendouree Vic 3350

JellisCraig

Damian Caine
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damiancaine@jelliscraig.com.au



4 3 2

**Property Type:** House
**Land Size:** 745 sqm approx

Agent Comments

**Indicative Selling Price**
$1,690,000
**Median House Price**
24/11/2024 - 23/11/2025: $830,000

## Comparable Properties



**2 Crocker St LAKE WENDOUREE 3350 (REI)**

4 2 2

**Price:** $1,700,000
**Method:** Private Sale
**Date:** 11/11/2025
**Property Type:** House
**Land Size:** 1072 sqm approx

Agent Comments



**225 Mill St LAKE WENDOUREE 3350 (REI/VG)**

4 3 3

**Price:** $1,720,000
**Method:** Private Sale
**Date:** 19/09/2025
**Property Type:** House
**Land Size:** 1028 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



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