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	204/18 Wendouree Parade, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $550,000 & $570,000

Median sale price

Median price $505,000 Property Type Unit Suburb Lake Wendouree

Period - From 01/01/2025 to 31/12/2025 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	1/20 Pleasant St.S NEWINGTON 3350	$560,000	28/10/2025
2	5/6 Bath La BALLARAT CENTRAL 3350	$650,000	08/10/2025
3	2/128 Webster St LAKE WENDOUREE 3350	$555,000	24/07/2025

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: 21/01/2026 10:23

204/18 Wendouree Parade, Lake Wendouree Vic 3350



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $570,000
Median Unit Price
Year ending December 2025: $505,000

Comparable Properties



1/20 Pleasant St.S NEWINGTON 3350 (VG)

2 - -

Price: $560,000
Method: Sale
Date: 28/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/6 Bath La BALLARAT CENTRAL 3350 (VG)

3 - -

Price: $650,000
Method: Sale
Date: 08/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/128 Webster St LAKE WENDOUREE 3350 (REI/VG)

2 1 2

Price: $555,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment

Agent Comments

Account - Fletchers | P: 03 5333 4797

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