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	18 Burnbank Close, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $445,000 & $475,000

Median sale price

Median price $532,500 Property Type Unit Suburb Lake Wendouree

Period - From 01/10/2024 to 30/09/2025 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	16 Burnbank Cl LAKE WENDOUREE 3350	$412,500	19/12/2025
2	1/15 Lake St WENDOUREE 3355	$465,000	22/10/2025
3	1/914 Havelock St BALLARAT NORTH 3350	$435,000	06/10/2025

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: 06/01/2026 10:23

18 Burnbank Close, Lake Wendouree Vic 3350

JellisCraig



2 1 1

Property Type: Unit
Land Size: 336 Approx sqm approx

Agent Comments

Indicative Selling Price
$445,000 - $475,000
Median Unit Price
Year ending September 2025: $532,500

Comparable Properties



16 Burnbank Cl LAKE WENDOUREE 3350 (REI)

2 1 1

Price: $412,500
Method: Private Sale
Date: 19/12/2025
Property Type: Unit
Land Size: 362 sqm approx

Agent Comments



1/15 Lake St WENDOUREE 3355 (REI)

2 1 1

Price: $465,000
Method: Private Sale
Date: 22/10/2025
Property Type: Townhouse (Single)

Agent Comments



1/914 Havelock St BALLARAT NORTH 3350 (REI)

2 1 1

Price: $435,000
Method: Private Sale
Date: 06/10/2025
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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