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	31 Hotham Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $1,295,000 & $1,345,000

Median sale price

Median price $1,390,000 Property Type House Suburb Lake Wendouree

Period - From 01/10/2025 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	16 Exeter St LAKE WENDOUREE 3350	$1,290,000	21/08/2025
2	21a Grove St LAKE WENDOUREE 3350	$1,300,000	09/04/2025
3	19 Ascot St.N BALLARAT CENTRAL 3350	$1,255,000	18/03/2025

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: 28/01/2026 10:43

31 Hotham Street, Lake Wendouree Vic 3350

JellisCraig



4 2 2

Property Type: House
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000 - $1,345,000
Median House Price
December quarter 2025: $1,390,000

Comparable Properties



16 Exeter St LAKE WENDOUREE 3350 (REI/VG)

4 2 4

Price: $1,290,000
Method: Private Sale
Date: 21/08/2025
Property Type: House
Land Size: 803 sqm approx

Agent Comments



21a Grove St LAKE WENDOUREE 3350 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 352 sqm approx

Agent Comments



19 Ascot St.N BALLARAT CENTRAL 3350 (REI)

4 2 2

Price: $1,255,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 508 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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