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	1470 Gregory Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $885,000 Property Type House 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	709 Gregory St SOLDIERS HILL 3350	$765,000	08/12/2025
2	14 Brawn Av LAKE WENDOUREE 3350	$830,000	26/08/2025
3	8 St Aidans Dr LAKE WENDOUREE 3350	$795,000	03/05/2025

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: 24/03/2026 13:47

1470 Gregory Street, Lake Wendouree Vic 3350

Robert Cunningham
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3 2 6

Rooms: 6
Property Type: House
Land Size: 753 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $820,000
Median House Price
Year ending December 2025: $885,000

Comparable Properties



709 Gregory St SOLDIERS HILL 3350 (REI/VG)

3 2 2

Price: $765,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments



14 Brawn Av LAKE WENDOUREE 3350 (REI/VG)

3 2 1

Price: $830,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 644 sqm approx

Agent Comments



8 St Aidans Dr LAKE WENDOUREE 3350 (REI/VG)

2 1 1

Price: $795,000
Method: Private Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments

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