

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 and
postcode

6/464 WENDOUREE PARADE LAKE WENDOUREE VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Lake Wendouree

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

19 MONTEITH PLACE BALLARAT CENTRAL VIC 3350	\$562,000	04-Oct-25
1/1446A GREGORY STREET LAKE WENDOUREE VIC 3350	\$552,000	03-Mar-26
1/128 WEBSTER STREET LAKE WENDOUREE VIC 3350	\$650,000	09-Oct-25

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 March 2026


**19 MONTEITH PLACE BALLARAT
CENTRAL VIC 3350**
 2  1  1

Sold Price

\$562,000

 Sold Date **04-Oct-25**

 Distance **1.86km**

**1/1446A GREGORY STREET LAKE
WENDOUREE VIC 3350**
 2  2  1

Sold Price

^{RS} **\$552,000**

 Sold Date **03-Mar-26**

 Distance **0.63km**

**1/128 WEBSTER STREET LAKE
WENDOUREE VIC 3350**
 2  1  1

Sold Price

\$650,000

 Sold Date **09-Oct-25**

 Distance **1.78km**
RS = Recent sale

UN = Undisclosed Sale

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