

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

20 Lake Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$2,200,000

&

\$2,300,000

Median sale price

Median price

\$1,089,250

Property Type

House

Suburb

Lake Wendouree

Period - From

01/01/2026

to

31/03/2026

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 eighteen 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	12 Crocker St LAKE WENDOUREE 3350	\$2,400,000	17/03/2026
2	12 Raglan St BALLARAT CENTRAL 3350	\$2,115,000	31/10/2025
3			

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 eighteen months.

This Statement of Information was prepared on:

15/04/2026 13:54



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Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,300,000
Median House Price
March quarter 2026: \$1,089,250

Comparable Properties



12 Crocker St LAKE WENDOUREE 3350 (REI)

Agent Comments

 4  3  3

Price: \$2,400,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 826 sqm approx

12 Raglan St BALLARAT CENTRAL 3350 (VG)

Agent Comments

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Price: \$2,115,000
Method: Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 156 sqm approx

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 eighteen months.

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