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	10 Cowan Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $535,000 & $565,000

Median sale price

Median price $900,000 Property Type House Suburb Lake Wendouree

Period - From 01/04/2024 to 31/03/2025 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	11a Baird St BALLARAT CENTRAL 3350	$565,000	28/02/2025
2	2 Ripon St.S BALLARAT CENTRAL 3350	$565,000	16/12/2024
3	143 Creswick Rd BALLARAT CENTRAL 3350	$550,000	05/03/2024

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: 05/05/2025 15:13

10 Cowan Street, Lake Wendouree Vic 3350



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$535,000 - $565,000
Median House Price
Year ending March 2025: $900,000

Comparable Properties



11a Baird St BALLARAT CENTRAL 3350 (REI/VG)

3 1 2

Price: $565,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 532 sqm approx

Agent Comments



2 Ripon St.S BALLARAT CENTRAL 3350 (REI)

3 1 1

Price: $565,000
Method: Private Sale
Date: 16/12/2024
Property Type: House

Agent Comments



143 Creswick Rd BALLARAT CENTRAL 3350 (REI/VG)

3 1 1

Price: $550,000
Method: Private Sale
Date: 05/03/2024
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

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

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