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	209 Drummond Street North, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $720,000 & $760,000

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	405 Drummond St.N LAKE WENDOUREE 3350	$730,000	21/11/2024
2	43 Duke St NEWINGTON 3350	$750,000	16/05/2024
3	2/506 Wendouree Pde LAKE WENDOUREE 3350	$719,000	20/02/2024

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: 12/06/2025 09:23

209 Drummond Street North, Lake Wendouree Vic 3350



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$720,000 - $760,000
Median House Price
Year ending March 2025: $900,000

Comparable Properties



405 Drummond St.N LAKE WENDOUREE 3350 (REI/VG)

3 1 1

Price: $730,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 362 sqm approx

Agent Comments

43 Duke St NEWINGTON 3350 (VG)

3 - -

Price: $750,000
Method: Sale
Date: 16/05/2024
Property Type: House (Res)
Land Size: 260 sqm approx

Agent Comments



2/506 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)

3 1 2

Price: $719,000
Method: Private Sale
Date: 20/02/2024
Property Type: House
Land Size: 257 sqm approx

Agent Comments

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

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