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	28 Hotham Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between $565,000 & $585,000

Median sale price

Median price $855,000 Property Type House Suburb Lake Wendouree

Period - From 15/10/2024 to 14/10/2025 Source Property Data

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	6/121 Lexton St LAKE WENDOUREE 3350	$590,000	24/08/2025
2	2/128 Webster St LAKE WENDOUREE 3350	$555,000	24/07/2025
3	2/121 Lexton St LAKE WENDOUREE 3350	$610,000	23/07/2025

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: 15/10/2025 10:08

28 Hotham Street, Lake Wendouree Vic 3350



2 1 2

Property Type: Townhouse (Res)
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$565,000 - $585,000
Median House Price
15/10/2024 - 14/10/2025: $855,000

Comparable Properties



6/121 Lexton St LAKE WENDOUREE 3350 (REI)

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Price: $590,000
Method: Private Sale
Date: 24/08/2025
Property Type: Unit

Agent Comments



2/128 Webster St LAKE WENDOUREE 3350 (REI/VG)

2 1 2

Price: $555,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment

Agent Comments



2/121 Lexton St LAKE WENDOUREE 3350 (REI/VG)

3 2 2

Price: $610,000
Method: Private Sale
Date: 23/07/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Fletchers | P: 03 5333 4797

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