

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

1 Wellard Boulevard, Invermay Park Vic 3350

Indicative selling price

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

Range between

\$1,350,000

&

\$1,395,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Invermay Park

Period - From

01/07/2024

to

30/06/2025

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	11 St Andrews PI LAKE GARDENS 3355	\$1,420,000	13/06/2025
2	17 Pinewood Dr BALLARAT NORTH 3350	\$1,450,000	14/03/2025
3	1625 Sturt St BALLARAT CENTRAL 3350	\$1,412,500	24/04/2024

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:

14/07/2025 10:35

1 Wellard Boulevard, Invermay Park Vic 3350



4 2 3

Property Type: House
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,395,000
Median House Price
Year ending June 2025: \$610,000

Comparable Properties



11 St Andrews PI LAKE GARDENS 3355 (REI)

Agent Comments

5 3 2

Price: \$1,420,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 800 sqm approx

17 Pinewood Dr BALLARAT NORTH 3350 (VG)

Agent Comments

4 - -

Price: \$1,450,000
Method: Sale
Date: 14/03/2025
Property Type: House (Res)
Land Size: 1416 sqm approx



1625 Sturt St BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,412,500
Method: Private Sale
Date: 24/04/2024
Property Type: House
Land Size: 660 sqm approx

Account - Fletchers | P: 03 5333 4797



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.