Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	204/18 - 22 Wendouree Parade, Lake Wendouree Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Single price \$580,000

Median sale price

Median price	\$532,500	Pro	perty Type U	nit		Suburb	Lake Wendouree
Period - From	01/10/2024	to	30/09/2025	So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	19 Monteith PI BALLARAT CENTRAL 3350	\$562,000	20/10/2025
2	5/6 Bath La BALLARAT CENTRAL 3350	\$650,000	08/10/2025
3	2/128 Webster St LAKE WENDOUREE 3350	\$555,000	24/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/12/2025 09:49





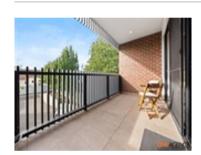




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$580,000 **Median Unit Price** Year ending September 2025: \$532,500

Comparable Properties



19 Monteith PI BALLARAT CENTRAL 3350 (REI/VG)



Price: \$562,000 Method: Private Sale Date: 20/10/2025

Property Type: Townhouse (Single)

Agent Comments



5/6 Bath La BALLARAT CENTRAL 3350 (VG)





Agent Comments

Price: \$650,000 Method: Sale Date: 08/10/2025

Property Type: Flat/Unit/Apartment (Res)

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



Agent Comments

Price: \$555,000 Method: Private Sale Date: 24/07/2025

Property Type: Apartment

Account - Fletchers | P: 03 5333 4797





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