

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
Including suburb and
postcode

204/18 - 22 Wendouree Parade, Lake Wendouree Vic 3350

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

Property Type

Unit

Suburb

Lake Wendouree

Period - From

01/10/2024

to

30/09/2025

Source

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	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 comparable properties 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



 1
  1
  1

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)

Agent Comments

 2
  1
  1

Price: \$562,000

Method: Private Sale

Date: 20/10/2025

Property Type: Townhouse (Single)



5/6 Bath La BALLARAT CENTRAL 3350 (VG)

Agent Comments

 3
  -
  -

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

 2
  1
  2

Price: \$555,000

Method: Private Sale

Date: 24/07/2025

Property Type: Apartment

Account - Fletchers | P: 03 5333 4797