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	28 Hotham Street, Lake Wendouree Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$565,000	&	\$585,000
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Median sale price

Median price	\$855,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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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)

Agent Comments

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



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

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Agent Comments

Agent Comments

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

Property Type: Apartment



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





Price: \$610,000 Method: Private Sale Date: 23/07/2025

Property Type: Townhouse (Single)

Account - Fletchers | P: 03 5333 4797





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