

# 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

1/462 Wendouree Parade, Lake Wendouree Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,390,000

&

\$2,470,000

### Median sale price

Median price \$820,000

Property Type House

Suburb Lake Wendouree

Period - From 07/08/2024

to

06/08/2025

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 eighteen 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	301/18 Wendouree Pde LAKE WENDOUREE 3350	\$2,300,000	14/03/2025
2	302/18-22 Wendouree Pde LAKE WENDOUREE 3350	\$2,140,000	04/10/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

07/08/2025 16:07

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**Indicative Selling Price**  
\$2,390,000 - \$2,470,000

**Median House Price**  
07/08/2024 - 06/08/2025: \$820,000



2 2 2

**Property Type:** House  
**Agent Comments**

## Comparable Properties



**301/18 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 14/03/2025  
**Property Type:** Apartment



**302/18-22 Wendouree Pde LAKE WENDOUREE 3350 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,140,000  
**Method:** Private Sale  
**Date:** 04/10/2024  
**Property Type:** Apartment

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 eighteen months.