

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

1409 Gregory Street, Lake Wendouree Vic 3350

Indicative selling price

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

Single price \$1,575,000

Median sale price

Median price \$947,500

Property Type House

Suburb Lake Wendouree

Period - From 19/08/2025

to 18/08/2026

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	Price	Date of sale
1	11 Colpin Av LAKE WENDOUREE 3350	\$1,675,000	12/08/2026
2	8 Crocker St LAKE WENDOUREE 3350	\$1,525,000	27/06/2026
3	213 Talbot St.S BALLARAT CENTRAL 3350	\$1,550,000	10/06/2026

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:

19/08/2026 14:28



3 2 3

Rooms: 7
Property Type: House
Land Size: 1100 sqm approx
Agent Comments

Indicative Selling Price

\$1,575,000

Median House Price

19/08/2025 - 18/08/2026: \$947,500

Comparable Properties



11 Colpin Av LAKE WENDOUREE 3350 (REI)

Agent Comments

4 3 2

Price: \$1,675,000
Method: Private Sale
Date: 12/08/2026
Property Type: House
Land Size: 601 sqm approx



8 Crocker St LAKE WENDOUREE 3350 (REI)

Agent Comments

4 2 2

Price: \$1,525,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)



213 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,550,000
Method: Private Sale
Date: 10/06/2026
Property Type: House
Land Size: 721 sqm approx

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