

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

14a Exeter Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$685,000

&

\$715,000

Median sale price

Median price

\$947,500

Property Type

House

Suburb

Lake Wendouree

Period - From

26/08/2025

to

25/08/2026

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	102 Webster St LAKE WENDOUREE 3350	\$750,000	23/07/2026
2	112 Crompton St SOLDIERS HILL 3350	\$690,000	03/07/2026
3	330 Drummond St.S BALLARAT CENTRAL 3350	\$690,000	29/05/2026

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:

26/08/2026 13:46



3 1 1

Property Type: House
Land Size: 549 sqm approx
Agent Comments

Indicative Selling Price
 \$685,000 - \$715,000
Median House Price
 26/08/2025 - 25/08/2026: \$947,500

Comparable Properties



102 Webster St LAKE WENDOUREE 3350 (REI)

Agent Comments

3 1 1

Price: \$750,000
Method: Private Sale
Date: 23/07/2026
Property Type: House



112 Crompton St SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 1

Price: \$690,000
Method: Private Sale
Date: 03/07/2026
Property Type: House (Res)



330 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 2

Price: \$690,000
Method: Private Sale
Date: 29/05/2026
Property Type: House
Land Size: 434 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555