

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

1005 Macarthur Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$985,000 & \$1,045,000

Median sale price

Median price \$940,000 Property Type House Suburb Lake Wendouree

Period - From 29/07/2025 to 28/07/2026 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 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	32 Webster St BALLARAT CENTRAL 3350	\$1,035,000	01/05/2025
2			
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: 29/07/2026 15:20



 3  3 

Property Type: House
Land Size: 433 approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$985,000 - \$1,045,000
Median House Price
29/07/2025 - 28/07/2026: \$940,000

Comparable Properties



32 Webster St BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,035,000
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 486 sqm approx

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.