

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 and
postcode

204 MILL STREET LAKE WENDOUREE VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,900,000

&

\$4,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Lake Wendouree

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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
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127 WEBSTER STREET LAKE WENDOUREE VIC 3350	\$3,600,000	05-Jul-25
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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: 28 February 2026



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127 WEBSTER STREET LAKE
WENDOUREE VIC 3350

RS 1 UN 4 UN 2

Sold Price \$3,600,000 Sold Date 05-Jul-25

Distance 0.45km



127 WEBSTER STREET LAKE
WENDOUREE VIC 3350

Sold Price \$3,600,000 Sold Date 05-Jul-25

Distance 0.45km

RS = Recent sale UN = Undisclosed Sale

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