

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

102 Webster Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$750,000 & \$770,000

Median sale price

Median price \$950,000 Property Type House Suburb Lake Wendouree

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	2A Cardigan St LAKE WENDOUREE 3350	\$750,000	16/01/2026
2	17 Johnson St BALLARAT CENTRAL 3350	\$738,000	11/02/2026
3	1215 Mair St BALLARAT CENTRAL 3350	\$720,000	16/01/2026

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:

30/06/2026 09:08



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$750,000 - \$770,000

Median House Price

Year ending March 2026: \$950,000

Comparable Properties

2A Cardigan St LAKE WENDOUREE 3350 (REI)

Agent Comments

3 2 1

Price: \$750,000

Method:

Date: 16/01/2026

Property Type: House



17 Johnson St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$738,000

Method: Private Sale

Date: 11/02/2026

Property Type: House

Land Size: 465 sqm approx



1215 Mair St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$720,000

Method: Private Sale

Date: 16/01/2026

Property Type: House

Land Size: 445 sqm approx

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