

# 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 4/147 Wendouree Parade, Lake Wendouree Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$720,000

### Median sale price

Median price \$526,000 Property Type Townhouse Suburb Lake Wendouree

Period - From 02/06/2025 to 01/06/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

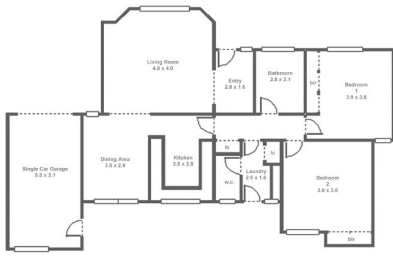
A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/18 Wendouree Pde LAKE WENDOUREE 3350	\$850,000	05/03/2026
2	2/114-116 Drummond St.S BALLARAT CENTRAL 3350	\$615,000	23/02/2026
3	9a Webster St BALLARAT CENTRAL 3350	\$675,000	22/01/2026

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: 02/06/2026 15:59



2   1   1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**  
\$690,000 - \$720,000  
**Median Townhouse Price**  
02/06/2025 - 01/06/2026: \$526,000

## Comparable Properties



**2/18 Wendouree Pde LAKE WENDOUREE 3350 (REI/VG)** Agent Comments

3   3   2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 05/03/2026  
**Property Type:** Apartment



**2/114-116 Drummond St.S BALLARAT CENTRAL 3350 (REI)** Agent Comments

3   2   1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 23/02/2026  
**Property Type:** Townhouse (Res)



**9a Webster St BALLARAT CENTRAL 3350 (REI/VG)** Agent Comments

3   1   3

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 22/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 187 sqm approx