

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 28 Hotham Street, 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

Range between \$595,000 & \$625,000

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	6/102 Drummond St.N BALLARAT CENTRAL 3350	\$650,000	19/12/2025
2	11 Monteith PI BALLARAT CENTRAL 3350	\$630,000	18/09/2025
3	2/121 Lexton St LAKE WENDOUREE 3350	\$610,000	23/07/2025

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:

11/05/2026 09:55



2 1 2

Rooms: 4
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$595,000 - \$625,000
Median House Price
Year ending March 2026: \$950,000

Comparable Properties



6/102 Drummond St.N BALLARAT CENTRAL 3350 (REI) **Agent Comments**

2 2 1

Price: \$650,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)



11 Monteith PI BALLARAT CENTRAL 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$630,000
Method: Private Sale
Date: 18/09/2025
Property Type: Townhouse (Res)



2/121 Lexton St LAKE WENDOUREE 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$610,000
Method: Private Sale
Date: 23/07/2025
Property Type: Townhouse (Single)

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