

## 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

122B BURNBANK STREET LAKE WENDOUREE VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$1,395,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,500

Property type

House

Suburb

Lake Wendouree

Period-from

01 Jun 2025

to

31 May 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

128 BURNBANK STREET LAKE WENDOUREE VIC 3350	\$1,450,000	01-Apr-26
11A SUSSEX STREET BALLARAT CENTRAL VIC 3350	\$1,355,000	07-Nov-25
21A GROVE STREET LAKE WENDOUREE VIC 3350	\$1,300,000	09-Apr-25

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.~~

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# McGrath

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**128 BURNBANK STREET LAKE  
WENDOUREE VIC 3350**

4 2 2

Sold Price **\$1,450,000** Sold Date **01-Apr-26**

Distance **0.05km**



**11A SUSSEX STREET BALLARAT  
CENTRAL VIC 3350**

3 2 2

Sold Price **\$1,355,000** Sold Date **07-Nov-25**

Distance **1.69km**



**21A GROVE STREET LAKE  
WENDOUREE VIC 3350**

4 2 2

Sold Price **\$1,300,000** Sold Date **09-Apr-25**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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