

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

7 LINDISFARNE CRESCENT 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	\$845,000	&	\$895,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$830,000	Property type	House	Suburb	Lake Wendouree
Period-from	01 Jan 2025	to	31 Dec 2025	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
3 ST AIDANS DRIVE LAKE WENDOUREE VIC 3350	\$940,000	31-Jul-25
14 BRAWN AVENUE LAKE WENDOUREE VIC 3350	\$830,000	26-Aug-25
403 DRUMMOND STREET NORTH LAKE WENDOUREE VIC 3350	\$880,000	18-Sep-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.

This Statement of Information was prepared on: 29 January 2026


3 ST AIDANS DRIVE LAKE WENDOUREE VIC 3350
🛏 3 🛁 2 🚗 -

Sold Price

\$940,000

Sold Date

31-Jul-25

Distance

0.09km
14 BRAWN AVENUE LAKE WENDOUREE VIC 3350
🛏 3 🛁 2 🚗 1

Sold Price

\$830,000

Sold Date

26-Aug-25

Distance

1.35km
403 DRUMMOND STREET NORTH LAKE WENDOUREE VIC 3350
🛏 3 🛁 1 🚗 1

Sold Price

\$880,000

Sold Date

18-Sep-25

Distance

2.18km
311 DRUMMOND STREET NORTH LAKE WENDOUREE VIC 3350
🛏 3 🛁 2 🚗 3

Sold Price

\$890,000

Sold Date

31-Jul-25

Distance

2.2km
9 ST AIDANS DRIVE LAKE WENDOUREE VIC 3350
🛏 3 🛁 1 🚗 1

Sold Price

\$820,000

Sold Date

20-Mar-25

Distance

0.08km**RS** = Recent sale**UN** = Undisclosed Sale

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