

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

8 DOWLING STREET 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 \$1,750,000 &

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Lake Wendouree
Period-from <input type="text"/> 01 Nov 2024	to <input type="text"/> 31 Oct 2025	Source <input type="text"/> 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
18 DURHAM STREET NEWINGTON VIC 3350	\$1,875,000	03-Apr-25
22 ALFRED STREET SOUTH NEWINGTON VIC 3350	\$1,875,000	26-Jun-25
5 ELLIOTT STREET LAKE WENDOUREE VIC 3350	\$1,925,000	04-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.

This Statement of Information was prepared on: 12th February 2026



18 DURHAM STREET NEWINGTON VIC 3350

Sold Price

\$1,875,000 Sold Date **03-Apr-25**

 4  2  3

Distance **2.02km**



22 ALFRED STREET SOUTH NEWINGTON VIC 3350

Sold Price

Sold Date **26-Jun-25**

 5  3  2

Distance **2.12km**



5 ELLIOTT STREET LAKE WENDOUREE VIC 3350

Sold Price

\$1,925,000 Sold Date **04-Apr-25**

 5  2  2

Distance **1.67km**

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

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