

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

1 KIRKWOOD LANE ROMSEY VIC 3434

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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Romsey

Period-from

01 Aug 2024

to

31 Jul 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

5 CASUARINA DRIVE ROMSEY VIC 3434	\$910,000	13-Mar-25
35 CASUARINA DRIVE ROMSEY VIC 3434	\$920,000	16-Jun-25
25 TRIANDRA AVENUE ROMSEY VIC 3434	\$886,000	27-May-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: 04 August 2025



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5 CASUARINA DRIVE ROMSEY VIC 3434

Sold Price

\$910,000

Sold Date

13-Mar-25

4 2 2

Distance

0.48km



35 CASUARINA DRIVE ROMSEY VIC 3434

Sold Price

\$920,000

Sold Date

16-Jun-25

4 2 2

Distance

0.69km



25 TRIANDRA AVENUE ROMSEY VIC 3434

Sold Price

^{RS} **\$886,000**

Sold Date

27-May-25

4 2 2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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