

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

14/4 GORDON CRESCENT 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Romsey

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

4/4 GORDON CRESCENT ROMSEY VIC 3434	\$605,000	19-Sep-25
5/19 REGAN DRIVE ROMSEY VIC 3434	\$618,000	24-Apr-25
2/97B BARRY STREET ROMSEY VIC 3434	\$532,000	13-Dec-24

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: 09 June 2026



4/4 GORDON CRESCENT ROMSEY VIC 3434

 3  2  2

Sold Price

\$605,000

Sold Date

19-Sep-25

Distance

0km



5/19 REGAN DRIVE ROMSEY VIC 3434

 3  2  2

Sold Price

\$618,000

Sold Date

24-Apr-25

Distance

0.32km



2/97B BARRY STREET ROMSEY VIC 3434

 3  2  2

Sold Price

\$532,000

Sold Date

13-Dec-24

Distance

0.62km



17/97B BARRY STREET ROMSEY VIC 3434

 3  2  2

Sold Price

\$530,000

Sold Date

17-Feb-25

Distance

0.62km



3/128 BARRY STREET ROMSEY VIC 3434

 3  2  2

Sold Price

\$547,000

Sold Date

12-Apr-25

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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