

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

1819 BARWON HEADS ROAD BARWON HEADS VIC 3227

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

\$4,800,000

&

\$5,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,912,500

Property type

Other

Suburb

Connewarre

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

1162-1170 BELLARINE HIGHWAY WALLINGTON VIC 3222	\$4,750,000	14-Apr-25
15 MALONEYS ROAD LEOPOLD VIC 3224	\$4,100,000	16-Jun-25
381-405 SCOTCHMANS ROAD BELLARINE VIC 3223	\$5,600,000	29-Mar-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: 25 August 2025


**1162-1170 BELLARINE HIGHWAY
WALLINGTON VIC 3222**

 5
  2
  -

Sold Price **\$4,750,000** Sold Date **14-Apr-25**

Distance **5.83km**


**15 MALONEYS ROAD LEOPOLD VIC
3224**

 4
  3
  5

Sold Price ^{RS} **\$4,100,000** ^{UN} Sold Date **16-Jun-25**

Distance **5.37km**


**381-405 SCOTCHMANS ROAD
BELLARINE VIC 3223**

 4
  3
  2

Sold Price **\$5,600,000** Sold Date **29-Mar-24**

Distance **19.37km**

RS = Recent sale

UN = Undisclosed Sale

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