

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

200 FECHNER ROAD KOO WEE RUP VIC 3981

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Koo Wee Rup

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

255 MCDONALDS DRAIN ROAD KOO WEE RUP VIC 3981	\$1,350,000	07-Jun-24
340 MAIN DRAIN ROAD KOO WEE RUP VIC 3981	\$1,400,000	13-Mar-24
503 HALL ROAD NAR NAR GOON VIC 3812	\$2,100,000	07-Mar-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 July 2025



## 255 MCDONALDS DRAIN ROAD KOO WEE RUP VIC 3981

2 1 -

Sold Price **\$1,350,000** Sold Date **07-Jun-24**

Distance **2.21km**



## 340 MAIN DRAIN ROAD KOO WEE RUP VIC 3981

- 1 4

Sold Price **\$1,400,000** Sold Date **13-Mar-24**

Distance **1.48km**

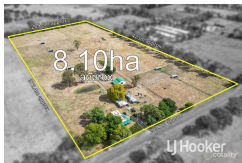


## 503 HALL ROAD NAR NAR GOON VIC 3812

3 1 6

Sold Price **\$2,100,000** Sold Date **07-Mar-24**

Distance **4.63km**



## 3610 BALLARTO ROAD BAYLES VIC 3981

3 1 -

Sold Price **\$1,470,000** Sold Date **20-Aug-24**

Distance **3.65km**

RS = Recent sale UN = Undisclosed Sale

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