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

24 WALDOCK WAY WARRNAMBOOL VIC 3280

Indicative selling price

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

Single Price	\$755,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$590,000	Prop	erty type	House		Suburb	Warrnambool
Period-from	01 Sep 2024	to	31 Aug 2	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
40 MEMBERY WAY WARRNAMBOOL VIC 3280	\$760,000	14-Dec-24
73 KERR STREET WARRNAMBOOL VIC 3280	\$765,000	15-Feb-25
12 ROSLYN CLOSE WARRNAMBOOL VIC 3280	\$750,000	02-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: 22 September 2025



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40 MEMBERY WAY **WARRNAMBOOL VIC 3280**

₾ 2 ⇔ 2 Sold Price

\$760,000 Sold Date 14-Dec-24

Distance

0.49km



73 KERR STREET WARRNAMBOOL Sold Price VIC 3280

\$765,000 Sold Date 15-Feb-25

Distance

2.07km



12 ROSLYN CLOSE **WARRNAMBOOL VIC 3280**

= 3

₽ 2

₽ 2

\$ 2

\$ 2

Sold Price

\$750,000 Sold Date 02-Apr-25

Distance

2.44km

RS = Recent sale

UN = Undisclosed Sale

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