

## 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

3/4 GORDON CRESCENT ROMSEY VIC 3434

### Indicative selling price

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

Single Price

\$530,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Romsey

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

1/52 STAWELL STREET ROMSEY VIC 3434	\$575,000	03-Jun-24
5/97B BARRY STREET ROMSEY VIC 3434	\$570,000	16-Dec-24
5/76 BARRY STREET ROMSEY VIC 3434	\$540,000	14-Feb-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: 12 May 2025



**1/52 STAWELL STREET ROMSEY  
VIC 3434**

 3  1  2

Sold Price

**\$575,000**

Sold Date

**03-Jun-24**

Distance

**0.96km**



**5/97B BARRY STREET ROMSEY  
VIC 3434**

 3  2  1

Sold Price

**\$570,000**

Sold Date

**16-Dec-24**

Distance

**0.62km**



**5/76 BARRY STREET ROMSEY VIC  
3434**

 3  2  1

Sold Price

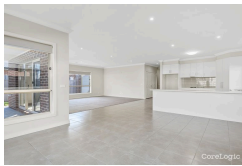
**\$540,000**

Sold Date

**14-Feb-25**

Distance

**0.83km**



**3/17 STAWELL STREET ROMSEY  
VIC 3434**

 3  2  1

Sold Price

**\$569,000**

Sold Date

**11-Dec-24**

Distance

**0.93km**



**2/4 GORDON CRESCENT ROMSEY  
VIC 3434**

 3  2  2

Sold Price

**\$608,000**

Sold Date

**16-May-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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