

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

33 VINCENT ROAD MORWELL VIC 3840

Indicative selling price

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

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Morwell

Period-from

01 Oct 2024

to

30 Sep 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

7 DOHERTY AVENUE MORWELL VIC 3840	\$497,000	21-May-25
12 TRENT COURT MORWELL VIC 3840	\$487,000	10-Mar-25
3 WARATAH DRIVE MORWELL VIC 3840	\$470,000	29-Nov-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: 23 October 2025



**7 DOHERTY AVENUE MORWELL
VIC 3840**

3 2 2

Sold Price **\$497,000** Sold Date **21-May-25**
Distance **0.55km**



**12 TRENT COURT MORWELL VIC
3840**

3 2 2

Sold Price **\$487,000** Sold Date **10-Mar-25**
Distance **1.62km**



**3 WARATAH DRIVE MORWELL VIC
3840**

3 2 2

Sold Price **\$470,000** Sold Date **29-Nov-24**
Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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