## 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

36 WILLIS STREET WINCHELSEA VIC 3241

#### 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	\$650,000	&	\$670,000
Single Price		\$650,000	&	\$670,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$595,999	Prop	erty type	House		Suburb	Winchelsea
Period-from	01 Nov 2024	to	31 Oct 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	
41 AUSTIN STREET WINCHELSEA VIC 324	11	\$650,000	07-May-25
17 HARDING STREET WINCHELSEA VIC 3	241	\$680,000	14-Jul-25
32 OLNEY STREET WINCHELSEA VIC 324	1	\$640,000	05-May-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: 06 November 2025



# MCCARTNEY REAL ESTAT

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41 AUSTIN STREET WINCHELSEA Sold Price VIC 3241

\$650,000 Sold Date 07-May-25

Distance

0.21km



17 HARDING STREET WINCHELSEA Sold Price VIC 3241

\$680,000 Sold Date 14-Jul-25

₽ 2 \$ 2

**■** 3

Distance

0.34km



**32 OLNEY STREET WINCHELSEA** VIC 3241

Sold Price

**\$640,000** Sold Date **05-May-25** 

**=** 3

Distance

0.43km

**RS** = Recent sale

UN = Undisclosed Sale

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