

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	39-41 BRIDGE ROAD, BARWON HEADS, VIC 3227
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	\$3,750,000 to \$4,125,000
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Median sale price

Median price	\$1,505,000	Property type	House	Suburb	BARWON HEADS
Period	01 January 2024 to 31 December 2024		Source	pricefinder	

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
4 CLIFFORD PDE, BARWON HEADS, VIC 3227	Price Withheld	26/02/2025

This Statement of Information was prepared on: 26/03/2025