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	40 Thomson Drive, Barwon Heads Vic 3227
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price	\$1,435,000	Pro	perty Type	House		Suburb	Barwon Heads
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

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

7,01	aress of comparable property	1 1100	Date of Sale
1	5 Thomson Dr BARWON HEADS 3227	\$1,260,000	20/10/2025
2	23 Geelong Rd.E BARWON HEADS 3227	\$1,230,000	22/08/2025
3	17 Cronulla Ct BARWON HEADS 3227	\$1,100,000	28/02/2025

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:	11/11/2025 14:34



Date of sale