

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

41 THE BOULEVARD 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

\$589,500

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

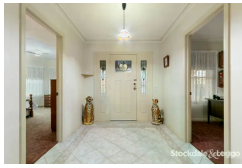
Date of sale

66 BRIDLE ROAD MORWELL VIC 3840	\$551,000	12-Aug-25
9 FUMINA COURT MORWELL VIC 3840	\$640,000	07-Aug-25
37 GABO WAY MORWELL VIC 3840	\$580,000	11-Jun-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: 08 October 2025



66 BRIDLE ROAD MORWELL VIC 3840

Sold Price

^{RS}

\$551,000

Sold Date

12-Aug-25



4



2



2

Distance

0.82km



9 FUMINA COURT MORWELL VIC 3840

Sold Price

^{RS}

\$640,000

Sold Date

07-Aug-25



4



2



3

Distance

1.05km



37 GABO WAY MORWELL VIC 3840

Sold Price

\$580,000

Sold Date

11-Jun-25



4



2



4

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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