## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	erty offere	d for s	sale									
Address Including suburb or locality and postcode			47 Haddon-windermere Road, Haddon Vic 3351									
Indica	ative sellir	ng pric	е									
For the	e meaning o	of this p	orice see	e con	sumer.vic.gov	/.au/ι	underquo	ting				
Range between \$1,77			5,000		&		\$1,875,000					
Media	an sale pri	ice										
Median price \$840,0		840,00	0 Property Type Ho			Hous	se Sub			urb	Haddon	
Period - From 01/10/2		01/10/2	024	024 to 30/09/2025			Source			/		
Comp	parable pr	operty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
<b>A*</b>	These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property									Pr	ice	Date of sale	
1												
2												
3												
OR												
<b>B</b> * The estate agent or agent's representative reasonably believes that fewer than three corproperties were sold within five kilometres of the property for sale in the last eighteen m										•		
This Statement of Information was prepared on:							on:	14/10/2025 14:16				





**Indicative Selling Price** 

Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

\$1,775,000 - \$1,875,000 **Median House Price** 

Year ending September 2025: \$840,000





## Comparable Properties

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 eighteen months. Unlike many other properties in the area, 47 Haddon Windermere Road in Haddon is uniquely equipped for equestrian use, featuring purpose-built infrastructure such as secure fencing, a riding arena, wash bays, stables, and extensive land improvements.

Account - Ballarat Property Agents | P: 03 5324 2408



