

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

6 FAIRFIELD SQUARE 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

or range
between

\$330,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,500

Property type

House

Suburb

Morwell

Period-from

01 Feb 2025

to

31 Jan 2026

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

2 RONALD COURT MORWELL VIC 3840	\$342,500	10-Sep-25
40 ROBERTSON STREET MORWELL VIC 3840	\$356,500	08-Sep-25
158 BUCKLEY STREET MORWELL VIC 3840	\$350,000	29-Jan-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: 24 February 2026



2 RONALD COURT MORWELL VIC 3840

Sold Price

\$342,500

Sold Date

10-Sep-25

2

1

2

Distance

1.38km



40 ROBERTSON STREET MORWELL VIC 3840

Sold Price

\$356,500

Sold Date

08-Sep-25

2

1

2

Distance

1.56km



158 BUCKLEY STREET MORWELL VIC 3840

Sold Price

\$350,000

Sold Date

29-Jan-25

2

1

2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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