

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
61 DOBSON WAY WARRNAMBOOL VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$820,000 or range between _____ & _____

Median sale price

(*Delete house or unit as applicable)

Median Price \$590,000 Property type House Suburb Warrnambool
Period-from 01 Sep 2024 to 31 Aug 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
16 HUNTINGFIELD DRIVE WARRNAMBOOL VIC 3280	\$980,000	25-May-24
8 OSULLIVAN DRIVE WARRNAMBOOL VIC 3280	\$700,000	12-Jun-24
28 HUNTINGFIELD DRIVE WARRNAMBOOL VIC 3280	\$720,000	12-Dec-24

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 September 2025



16 HUNTINGFIELD DRIVE
WARRNAMBOOL VIC 3280

 4  2  2

Sold Price

\$980,000 Sold Date **25-May-24**

Distance **0.05km**



8 OSULLIVAN DRIVE
WARRNAMBOOL VIC 3280

 4  2  2

Sold Price

\$700,000 Sold Date **12-Jun-24**

Distance **0.08km**



28 HUNTINGFIELD DRIVE
WARRNAMBOOL VIC 3280

 4  2  2

Sold Price

\$720,000 Sold Date **12-Dec-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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