

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

8/4 OSULLIVAN DRIVE 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

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

1/30 SELBY ROAD WARRNAMBOOL VIC 3280	\$455,000	11-Sep-25
1/16 SKIDDAW CRESCENT WARRNAMBOOL VIC 3280	\$457,500	09-May-24
3/34-36 LAVA STREET WARRNAMBOOL VIC 3280	\$535,000	20-Mar-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: 17 September 2025



**1/30 SELBY ROAD
 WARRNAMBOOL VIC 3280**

2 1 1

Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **11-Sep-25**

Distance **0.68km**



**1/16 SKIDDAW CRESCENT
 WARRNAMBOOL VIC 3280**

2 1 1

Sold Price **\$457,500** Sold Date **09-May-24**

Distance **1.09km**



**3/34-36 LAVA STREET
 WARRNAMBOOL VIC 3280**

2 1 1

Sold Price **\$535,000** Sold Date **20-Mar-25**

Distance **3.14km**

RS = Recent sale **UN** = Undisclosed Sale

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