

Statement of Information

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/ 53 MAIN STREET WINCHELSEA VIC 3241

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$265,000

or range
between

&

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$412,500

Property type

Land

Suburb

Winchelsea

Period-from

29 Aug 2024

to

31 Jul 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

6 BARRY STREET WINCHELSEA VIC 3241

\$242,500

09-Jul-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: 28 August 2025