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 or locality and postcode	3 Cottesloe Drive, Barwon Heads Vic 3227

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,390,000 & $1,490,000

Median sale price

Median price $1,440,000 Property Type House Suburb Barwon Heads

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	34 Eddystone Ct BARWON HEADS 3227	$1,500,000	04/06/2025
2	118 Taits Rd BARWON HEADS 3227	$1,410,000	25/05/2025
3	13 Mulgoa Ct BARWON HEADS 3227	$1,440,000	23/05/2025

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: 10/06/2025 13:07

3 Cottesloe Drive, Barwon Heads Vic 3227



3 2 2

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,490,000
Median House Price
Year ending March 2025: $1,440,000

Comparable Properties

34 Eddystone Ct BARWON HEADS 3227 (REI)

3 2 2

Price: $1,500,000
Method:
Date: 04/06/2025
Property Type: House

Agent Comments

118 Taits Rd BARWON HEADS 3227 (REI)

4 2 2

Price: $1,410,000
Method:
Date: 25/05/2025
Property Type: House

Agent Comments

13 Mulgoa Ct BARWON HEADS 3227 (REI)

4 2 2

Price: $1,440,000
Method:
Date: 23/05/2025
Property Type: House

Agent Comments

Account - Fletchers | P: 03 5258 2833

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