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 Barwarre Road, Marshall Vic 3216

Indicative selling price

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

Range between $610,000 & $670,000

Median sale price

Median price $625,000 Property Type House Suburb Marshall

Period - From 01/05/2024 to 30/04/2025 Source Property Data

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	14 Werner Av MARSHALL 3216	$665,000	03/02/2025
2	29 Badminton Ct MARSHALL 3216	$660,000	01/10/2024
3	11 Nikola Ct MARSHALL 3216	$650,000	11/09/2024

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: 01/05/2025 11:14

3 Barwarre Road, Marshall Vic 3216



4 2 2

Property Type: House
Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price
$610,000 - $670,000
Median House Price
01/05/2024 - 30/04/2025: $625,000

Comparable Properties



14 Werner Av MARSHALL 3216 (REI/VG)

4 2 2

Price: $665,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 484 sqm approx

Agent Comments



29 Badminton Ct MARSHALL 3216 (REI/VG)

4 2 2

Price: $660,000
Method: Private Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 452 sqm approx

Agent Comments



11 Nikola Ct MARSHALL 3216 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 11/09/2024
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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