

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 1/62 Queens Road, Warrnambool, VIC 3280

Indicative selling price

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

Single Price \$490,000

Median sale price

Median price \$475,000 Property Type Unit Suburb Warrnambool (3280)

Period - From 01/09/2025 to 31/08/2026 Source Cotality

Comparable property sales

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
1/3 LIVINGSTON COURT, WARRNAMBOOL VIC 3280	\$480,000	30/05/2025
4/21 CARMELL DRIVE, WARRNAMBOOL VIC 3280	\$525,000	19/08/2026
25 NELSON STREET, WARRNAMBOOL VIC 3280	\$535,000	02/04/2026

This Statement of Information was prepared on: 10/09/2026