

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

11 Hampden Close, Barwon Heads Vic 3227

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,382,500

Property Type

House

Suburb

Barwon Heads

Period - From

01/04/2025

to

31/03/2026

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	26 Tremont Ct BARWON HEADS 3227	\$1,015,000	10/03/2026
2	9 Hampden Cl BARWON HEADS 3227	\$975,000	13/06/2025
3	21 Cottesloe Dr BARWON HEADS 3227	\$950,000	03/03/2025

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:

04/05/2026 08:23



 3  1  2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2026: \$1,382,500

Comparable Properties



26 Tremont Ct BARWON HEADS 3227 (REI)

Agent Comments

 3  2  2

Price: \$1,015,000

Method: Private Sale

Date: 10/03/2026

Property Type: House

Land Size: 719 sqm approx



9 Hampden CI BARWON HEADS 3227 (REI/VG)

Agent Comments

 3  1  2

Price: \$975,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 680 sqm approx



21 Cottesloe Dr BARWON HEADS 3227 (REI/VG)

Agent Comments

 2  1  -

Price: \$950,000

Method: Private Sale

Date: 03/03/2025

Property Type: House

Land Size: 613 sqm approx

Account - Jellis Craig Barwon Heads | P: 03 9088 8968