

# 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

2 Memorial Lane, Barwon Heads Vic 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$730,000

&

\$800,000

### 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 | 2/4 Saratoga Av BARWON HEADS 3227   | \$765,000 | 20/03/2026   |
| 2 | 3/65 Hitchcock Av BARWON HEADS 3227 | \$730,000 | 01/10/2025   |
| 3 | 1/14 Blackwell St OCEAN GROVE 3226  | \$780,000 | 09/01/2025   |

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:

03/06/2026 11:22