

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

23 POLDEN CRESCENT MORWELL VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,150

Property type

House

Suburb

Morwell

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

21 SPRY STREET MORWELL VIC 3840	\$510,000	23-May-25
5 DEVON COURT MORWELL VIC 3840	\$517,000	04-Aug-25
3 WONGA COURT MORWELL VIC 3840	\$521,000	03-Jun-25

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: 09 September 2026



21 SPRY STREET MORWELL VIC 3840

5 2 2

Sold Price

\$510,000

Sold Date **23-May-25**

Distance **1.94km**



5 DEVON COURT MORWELL VIC 3840

4 2 2

Sold Price

\$517,000

Sold Date **04-Aug-25**

Distance **4.27km**



3 WONGA COURT MORWELL VIC 3840

4 2 2

Sold Price

\$521,000

Sold Date **03-Jun-25**

Distance **4.68km**

RS = Recent sale

UN = Undisclosed Sale

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