

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33A Wattle Bird Crescent, Barwon Heads Vic 3227

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Barwon Heads

Period - From

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	123 Hitchcock Av BARWON HEADS 3227	\$2,290,000	20/04/2026
2	23 Finch Cl OCEAN GROVE 3226	\$1,950,000	16/04/2026
3	65a Carr St BARWON HEADS 3227	\$2,250,000	08/04/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/09/2026 18:20

 4
  3
  2

Property Type:

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2026: \$1,370,000

Comparable Properties



123 Hitchcock Av BARWON HEADS 3227 (REI)

Agent Comments

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Price: \$2,290,000

Method: Private Sale

Date: 20/04/2026

Property Type: House

Land Size: 686 sqm approx



23 Finch Cl OCEAN GROVE 3226 (REI)

Agent Comments

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  2
  2

Price: \$1,950,000

Method: Private Sale

Date: 16/04/2026

Property Type: House

Land Size: 834 sqm approx



65a Carr St BARWON HEADS 3227 (REI)

Agent Comments

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  3
  2

Price: \$2,250,000

Method: Private Sale

Date: 08/04/2026

Property Type: House (Res)

Land Size: 346 sqm approx

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