

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

34 Geelong Road, Barwon Heads Vic 3227

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Barwon Heads

Period - From

01/01/2025

to

31/12/2025

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	17 Golf Links Rd BARWON HEADS 3227	\$1,400,000	31/10/2025
2	15 Sheepwash Rd BARWON HEADS 3227	\$1,410,000	16/10/2025
3	34 Eddystone Ct BARWON HEADS 3227	\$1,500,000	04/06/2025

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:

17/03/2026 09:46



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
Year ending December 2025: \$1,445,000

Comparable Properties



17 Golf Links Rd BARWON HEADS 3227 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 639 sqm approx



15 Sheepwash Rd BARWON HEADS 3227 (REI/VG)

Agent Comments

3 2 2

Price: \$1,410,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 611 sqm approx



34 Eddystone Ct BARWON HEADS 3227 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 512 sqm approx

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