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	37 KELSON STREET WARRNAMBOOL VIC 3280

Indicative selling price

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

~~Single Price~~		or range between	$790,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Warrnambool
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
16 MCGINNESS WAY WARRNAMBOOL VIC 3280	$818,000	24-Jun-26
14 STEWART COURT WARRNAMBOOL VIC 3280	$795,000	04-Mar-26
18 MURPHY STREET WARRNAMBOOL VIC 3280	$812,500	18-Feb-26

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: 10 September 2026

Harris Wood Real Estate
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16 MCGINNESS WAY
WARRNAMBOOL VIC 3280

4 2 2

Sold Price **$818,000** Sold Date **24-Jun-26**

Distance **0.23km**

14 STEWART COURT
WARRNAMBOOL VIC 3280

4 2 2

Sold Price **$795,000** Sold Date **04-Mar-26**

Distance **1.46km**

18 MURPHY STREET
WARRNAMBOOL VIC 3280

4 2 2

Sold Price **$812,500** Sold Date **18-Feb-26**

Distance **3.32km**

RS = Recent sale **UN** = Undisclosed Sale

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