

no logo

Value Partner Program Pty Ltd T/A Plus Agency Services (Vic)
Level 3, 489 Toorak Road Toorak VIC 3142
Agent No: 094063L

VR028 © Lawsoft Pty Ltd

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 512 Norwood Road, Wareek Vic 3465

Including suburb or
locality and postcode

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 \$500,000 & \$550,000

Median sale price

Median price \$485,000 - \$530,000 Property Type House Suburb or Locality Wareek

Period - From 30/04/2025 to 15/04/2026 Source Rp Data Core Logic

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 29 Dillon Court Alma Vic 3465	\$600,000	15/04/2026
2 241 Timor Bromley Road Timor Vic 3465	\$460,000	12/08/2025
3 5081 Pyrenees Hwy, Adelaide Lead Vic 3465	\$625,000	30/04/2025

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: 05/08/2026