

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

53 White Avenue, Romsey Vic 3434

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$850,000 Property Type House Suburb Romsey

Period - From 16/07/2025 to 15/07/2026 Source Property Data

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 eighteen 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	3 White Av ROMSEY 3434	\$590,000	02/04/2025
2			
3			

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 eighteen months.~~

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

16/07/2025 - 15/07/2026: \$850,000



 3  2  2

Rooms: 6
Property Type: House
Land Size: 2433 sqm approx
Agent Comments

Comparable Properties



3 White Av ROMSEY 3434 (REI/VG)

Agent Comments

 3  1  2

Price: \$590,000
Method: Private Sale
Date: 02/04/2025
Property Type: House
Land Size: 1363 sqm approx

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 eighteen months.