

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

71 QUEENS ROAD 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

\$480,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Farm

Suburb

Warrnambool

Period-from

01 Jul 2025

to

30 Jun 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

109 HYLAND STREET WARRNAMBOOL VIC 3280	\$470,000	13-Dec-25
2 CURTIN COURT WARRNAMBOOL VIC 3280	\$486,000	07-Aug-25
920 RAGLAN PARADE WARRNAMBOOL VIC 3280	\$510,000	11-Feb-25

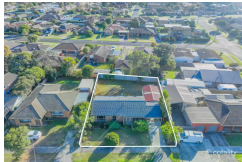
OR

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: 27 July 2026


**109 HYLAND STREET
WARRNAMBOOL VIC 3280**
 2  1  1

 Sold Price **\$470,000** Sold Date **13-Dec-25**

 Distance **1.26km**

**2 CURTIN COURT WARRNAMBOOL
VIC 3280**
 3  1  2

 Sold Price **\$486,000** Sold Date **07-Aug-25**

 Distance **1.28km**

**920 RAGLAN PARADE
WARRNAMBOOL VIC 3280**
 3  1  4

 Sold Price **\$510,000** Sold Date **11-Feb-25**

 Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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