

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7B Wattlebird Crescent, Barwon Heads Vic 3227

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

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 two kilometres of the property for sale in the last six 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	2/144 The Terrace OCEAN GROVE 3226	\$2,160,000	19/01/2026
2	21 Henley St BARWON HEADS 3227	\$2,150,000	08/12/2025
3	2a Wattle Bird Cr BARWON HEADS 3227	\$1,770,000	22/09/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/03/2026 14:19



Property Type:
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
Year ending December 2025: \$1,445,000

Comparable Properties



2/144 The Terrace OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$2,160,000
Method: Private Sale
Date: 19/01/2026
Property Type: Townhouse (Res)
Land Size: 406 sqm approx



21 Henley St BARWON HEADS 3227 (VG)

Agent Comments



Price: \$2,150,000
Method: Sale
Date: 08/12/2025
Property Type: Flat/Unit/Apartment (Res)



2a Wattle Bird Cr BARWON HEADS 3227 (REI/VG)

Agent Comments



Price: \$1,770,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 321 sqm approx