

# 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

2 Thorn Street, Barwon Heads Vic 3227

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$3,300,000

&

\$3,600,000

### Median sale price

Median price \$1,440,000

Property Type House

Suburb Barwon Heads

Period - From 01/04/2024

to 31/03/2025

Source REIV

### 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	18 Golf Links Rd BARWON HEADS 3227	\$3,200,000	06/03/2025
2	18 George St BARWON HEADS 3227	\$3,300,000	28/01/2025
3	39 Seaview Av BARWON HEADS 3227	\$3,100,000	26/07/2024

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:

30/06/2025 10:46

2 Thorn Street, Barwon Heads Vic 3227



2 1 0

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,300,000 - \$3,600,000  
**Median House Price**  
Year ending March 2025: \$1,440,000

## Comparable Properties



**18 Golf Links Rd BARWON HEADS 3227 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$3,200,000  
**Method:** Private Sale  
**Date:** 06/03/2025  
**Property Type:** House  
**Land Size:** 810 sqm approx



**18 George St BARWON HEADS 3227 (VG)**

**Agent Comments**

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**Price:** \$3,300,000  
**Method:** Sale  
**Date:** 28/01/2025  
**Property Type:** House (Res)  
**Land Size:** 1080 sqm approx

**39 Seaview Av BARWON HEADS 3227 (VG)**

**Agent Comments**

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**Price:** \$3,100,000  
**Method:** Sale  
**Date:** 26/07/2024  
**Property Type:** House (Res)  
**Land Size:** 1115 sqm approx

**Account -** Jellis Craig Barwon Heads



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