

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

35 Samphire Drive, Connewarre Vic 3227

Indicative selling price

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

Range between \$2,400,000

&

\$2,550,000

Median sale price

Median price \$1,865,000

Property Type House

Suburb Connewarre

Period - From 01/07/2024

to

30/06/2025

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 | 61 Samphire Dr CONNEWARRE 3227 | \$2,275,000 | 19/03/2025 |
| 2 | 37 Cashmore Dr CONNEWARRE 3227 | \$2,500,000 | 21/05/2024 |
| 3 | 83 Samphire Dr CONNEWARRE 3227 | \$2,120,000 | 08/03/2024 |

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:

10/07/2025 09:12

35 Samphire Drive, Connewarre Vic 3227



4 2 2

Property Type: House
Land Size: 923 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,550,000
Median House Price
Year ending June 2025: \$1,865,000

Comparable Properties



61 Samphire Dr CONNEWARRE 3227 (REI/VG)

Agent Comments

4 3 3

Price: \$2,275,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 1052 sqm approx



37 Cashmore Dr CONNEWARRE 3227 (REI/VG)

Agent Comments

4 3 2

Price: \$2,500,000
Method: Private Sale
Date: 21/05/2024
Property Type: House (Res)
Land Size: 903 sqm approx



83 Samphire Dr CONNEWARRE 3227 (REI/VG)

Agent Comments

4 2 2

Price: \$2,120,000
Method: Private Sale
Date: 08/03/2024
Property Type: House (Res)
Land Size: 861 sqm approx

Account - Jellis Craig Barwon Heads



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