

# 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

8 Baytown Close, 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

\$1,200,000

&

\$1,295,000

### Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Barwon Heads

Period - From

28/07/2024

to

27/07/2025

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 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	25 Knox Dr BARWON HEADS 3227	\$1,225,000	29/11/2024
2	42 Newbay CI BARWON HEADS 3227	\$1,200,000	09/10/2024
3	52 Taits Rd BARWON HEADS 3227	\$1,211,000	23/08/2024

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:

28/07/2025 11:20



3 1 2

**Property Type:** House  
**Land Size:** 778 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,295,000  
**Median House Price**  
28/07/2024 - 27/07/2025: \$1,480,000

## Comparable Properties



**25 Knox Dr BARWON HEADS 3227 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** House  
**Land Size:** 696 sqm approx



**42 Newbay CI BARWON HEADS 3227 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** House  
**Land Size:** 680 sqm approx



**52 Taits Rd BARWON HEADS 3227 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$1,211,000  
**Method:** Private Sale  
**Date:** 23/08/2024  
**Property Type:** House  
**Land Size:** 670 sqm approx

**Account - Jellis Craig Barwon Heads | P: 03 9088 8968**



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