

# 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

16 Stone Pine Court, Connewarre Vic 3227

### Indicative selling price

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

Range between \$2,750,000 & \$2,950,000

### Median sale price

Median price \$1,865,000 Property Type House Suburb Connewarre

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 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	34 Ozone Rd BARWON HEADS 3227	\$2,950,000	19/09/2025
2	72 Samphire Dr CONNEWARRE 3227	\$2,772,500	12/09/2025
3	22 Reid St BARWON HEADS 3227	\$2,720,000	24/12/2024

**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:

10/02/2026 14:20



**Property Type:** Land  
**Land Size:** 1209 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,750,000 - \$2,950,000  
**Median House Price**  
 Year ending December 2025: \$1,865,000

## Comparable Properties



**34 Ozone Rd BARWON HEADS 3227 (REI)**

Agent Comments



**Price:** \$2,950,000  
**Method:** Private Sale  
**Date:** 19/09/2025  
**Property Type:** House  
**Land Size:** 555 sqm approx



**72 Samphire Dr CONNEWARRE 3227 (REI/VG)**

Agent Comments



**Price:** \$2,772,500  
**Method:** Private Sale  
**Date:** 12/09/2025  
**Property Type:** House  
**Land Size:** 1029 sqm approx



**22 Reid St BARWON HEADS 3227 (REI/VG)**

Agent Comments



**Price:** \$2,720,000  
**Method:** Private Sale  
**Date:** 24/12/2024  
**Property Type:** House  
**Land Size:** 809 sqm approx

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