

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 141 Ochiltrees Road, Romsey, 3434

Indicative selling price

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

Single price \$1,469,000

or range between

&

Median sale price

Median price \$850,000

Property type House

Suburb Romsey

Period - From February 2025

to

January 2026

Source Realestate.com.au

Comparable property sales

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
121 Tickawarra Road, Romsey	\$1,300,000	28/07/2025
44 Tickarra Road, Romsey	\$1,700,000	9/05/2025
169 Couzens Lane, Romsey	\$1,370,000	16/06/2025

This Statement of Information was prepared on: 9th February 2026