Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 18 Clifford Parade, Barwon Heads Vic 3227

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	N/A	148	376

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,450,000 & $1,550,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,370,000 | Property type: House | Suburb: Barwon Heads

Period: from 01/07/2025 to 30/06/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within five kilometres of the property for sale in the last 18 months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	28a Lelean St OCEAN GROVE 3226		
Sale price	$1,425,000	Date of sale	21/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	463

Comparable property 2

Address	2/34 Noble St BARWON HEADS 3227		
Sale price	$1,400,000	Date of sale	13/03/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	2	1	N/A	325

Comparable property 3

Address	7/77 Hitchcock Av BARWON HEADS 3227		
Sale price	$1,445,000	Date of sale	22/12/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	3	3	2	N/A	167

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=321de0189134561688c86ceb01325bf2

18 Clifford Parade, Barwon Heads Vic 3227

JellisCraig



3 2

Property Type: House
Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending June 2026: $1,370,000

Comparable Properties



28a Lelean St OCEAN GROVE 3226 (REI)

3 2 2

Price: $1,425,000
Method: Private Sale
Date: 21/08/2026
Property Type: House
Land Size: 463 sqm approx

Agent Comments



2/34 Noble St BARWON HEADS 3227 (REI)

3 2 1

Price: $1,400,000
Method: Private Sale
Date: 13/03/2026
Property Type: Townhouse (Single)
Land Size: 325 sqm approx

Agent Comments



7/77 Hitchcock Av BARWON HEADS 3227 (REI)

3 3 2

Price: $1,445,000
Method: Private Sale
Date: 22/12/2025
Property Type: Townhouse (Single)
Land Size: 167 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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