

## 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 and  
postcode 90 Queens Road, Warrnambool, VIC 3280

### Indicative selling price

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

Single Price \$589,000

### Median sale price

Median price \$610,000 Property Type House Suburb Warrnambool (3280)

Period - From 01/02/2025 to 31/01/2026 Source Cotality

### Comparable property sales

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
93 QUEENS ROAD, WARRNAMBOOL VIC 3280	\$621,000	17/11/2025
58 QUEENS ROAD, WARRNAMBOOL VIC 3280	\$581,500	27/11/2025
28 QUEENS ROAD, WARRNAMBOOL VIC 3280	\$585,000	19/12/2025

This Statement of Information was prepared on: 28/02/2026