

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

17 Fourth Loop, Connewarre Vic 3227

Indicative selling price

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

Range between \$2,350,000

&

\$2,550,000

Median sale price

Median price \$1,912,500

Property Type House

Suburb Connewarre

Period - From 01/10/2024

to 30/09/2025

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	72 Samphire Dr CONNEWARRE 3227	\$2,772,500	12/09/2025
2	65 Samphire Dr CONNEWARRE 3227	\$2,200,000	24/05/2025
3	61 Samphire Dr CONNEWARRE 3227	\$2,275,000	19/03/2025

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:

27/10/2025 10:57



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Property Type: House
Land Size: 901 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,550,000
Median House Price
Year ending September 2025: \$1,912,500

Comparable Properties



72 Samphire Dr CONNEWARRE 3227 (REI)

Agent Comments

4 2 4

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



65 Samphire Dr CONNEWARRE 3227 (REI)

Agent Comments

4 4 3

Price: \$2,200,000
Method: Private Sale
Date: 24/05/2025
Property Type: House
Land Size: 1100 sqm approx



61 Samphire Dr CONNEWARRE 3227 (REI/VG)

Agent Comments

4 3 3

Price: \$2,275,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 1052 sqm approx

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



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