

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 17 Fourth Loop, Connewarre Vic 3227
Including suburb or locality and postcode

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



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)



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

[Agent Comments](#)



65 Samphire Dr CONNEWARRE 3227 (REI)



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

[Agent Comments](#)



61 Samphire Dr CONNEWARRE 3227 (REI/VG)



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

[Agent Comments](#)

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