

# 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

25 Eddystone Court, Barwon Heads Vic 3227

### Indicative selling price

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

Range between \$1,595,000 & \$1,745,000

### Median sale price

Median price \$1,445,000 Property Type House Suburb Barwon Heads

Period - From 01/01/2025 to 31/12/2025 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	8 Curlew Ct BARWON HEADS 3227	\$1,650,000	10/09/2025
2	43 Newbay CI BARWON HEADS 3227	\$1,615,000	25/06/2025
3	12 Eddystone Ct BARWON HEADS 3227	\$1,550,000	10/06/2025

**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:

25/02/2026 11:56



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,595,000 - \$1,745,000  
**Median House Price**  
Year ending December 2025: \$1,445,000

## Comparable Properties



**8 Curlew Ct BARWON HEADS 3227 (VG)**

Agent Comments



**Price:** \$1,650,000  
**Method:** Sale  
**Date:** 10/09/2025  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



**43 Newbay Ct BARWON HEADS 3227 (REI/VG)**

Agent Comments



**Price:** \$1,615,000  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Property Type:** House  
**Land Size:** 639 sqm approx



**12 Eddystone Ct BARWON HEADS 3227 (REI/VG)**

Agent Comments



**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 10/06/2025  
**Property Type:** House  
**Land Size:** 512 sqm approx

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