

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

14 PALMERS ROAD BARNAWARTHA VIC 3688

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Barnawartha

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

6 PALMERS ROAD BARNAWARTHA VIC 3688	\$510,000	10-Jun-25
10 WHITEHEAD COURT BARNAWARTHA VIC 3688	\$505,000	27-Aug-25
11 ANNIKA PLACE BARNAWARTHA VIC 3688	\$505,000	14-May-25

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: 09 September 2025



**6 PALMERS ROAD
 BARNAWARTHA VIC 3688**

 3  1  1

Sold Price

^{RS} **\$510,000**

Sold Date

10-Jun-25

Distance

0.08km



**10 WHITEHEAD COURT
 BARNAWARTHA VIC 3688**

 3  1  2

Sold Price

^{RS} **\$505,000**

Sold Date

27-Aug-25

Distance

0.1km



**11 ANNIKA PLACE BARNAWARTHA
 VIC 3688**

 3  1  2

Sold Price

\$505,000

Sold Date

14-May-25

Distance

0.17km



**25 STANLEY STREET
 BARNAWARTHA VIC 3688**

 3  1  4

Sold Price

^{RS} **\$535,000**

Sold Date

12-Aug-25

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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