STATEMENT OF INFORMATION 34 KELSON STREET, WARRNAMBOOL, VIC 3280 PREPARED BY GARY ATTRILL, FALK & CO, PHONE: 0477 026 566





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 KELSON STREET, WARRNAMBOOL,







Indicative Selling Price

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

Single Price:

\$717,262

Provided by: Gary Attrill, Falk & CO

MEDIAN SALE PRICE

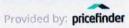


WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (House)

\$590,000

01 April 2024 to 31 March 2025



COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



31 TOAL DR. WARRNAMBOOL, VIC 3280







\$695,000

Distance from Property: 513m













67 MITCHELL ST, WARRNAMBOOL, VIC 3280









Sale Price

\$702,000

Sale Date: 22/02/2025

Distance from Property: 1km





7 MITCHELL ST, WARRNAMBOOL, VIC 3280







Sale Price

\$755,000

Sale Date: 22/03/2025

Distance from Property: 769m



This report has been compiled on 26/06/2025 by Falk & Co. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range

with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

34 KELSON STREET, WARRNAMBOOL, VIC 3280

Indicative selling price

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

Single Price: \$717,262

Median sale price

Median price	\$590,000	Property type	Vacant Land	Suburb	WARRNAMBOOL
Period	01 April 2024 to 31 Ma	arch 2025	Source	pricefinder	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
31 TOAL DR, WARRNAMBOOL, VIC 3280	\$695,000	31/01/2025
67 MITCHELL ST, WARRNAMBOOL, VIC 3280	\$702,000	22/02/2025
7 MITCHELL ST, WARRNAMBOOL, VIC 3280	\$755,000	22/03/2025

This Statement of Information was prepared on:

26/06/2025

