

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

9 WESTERN BARRED PLACE LONGWARRY VIC 3816

Indicative selling price

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

Single Price

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

House

Suburb

Longwarry

Period-from

01 Jan 2025

to

31 Dec 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

16 EACOTT STREET LONGWARRY VIC 3816	\$632,500	19-Dec-24
16 GASLIGHT STREET LONGWARRY VIC 3816	\$640,000	12-Mar-25
43 PROCTOR ROAD LONGWARRY VIC 3816	\$635,000	15-Aug-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: 13 January 2026

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**16 EACOTT STREET LONGWARRY
VIC 3816**

Sold Price

\$632,500

Sold Date

19-Dec-24



4



2



2

Distance

0.25km



**16 GASLIGHT STREET
LONGWARRY VIC 3816**

Sold Price

\$640,000

Sold Date

12-Mar-25



4



2



2

Distance

1.56km



**43 PROCTOR ROAD LONGWARRY
VIC 3816**

Sold Price

\$635,000

Sold Date

15-Aug-25



4



2



2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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