

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

149 Congdon Road, Barkers Creek Vic 3451

Indicative selling price

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

Single price \$1,095,000

Median sale price

Median price \$817,025

Property Type House

Suburb Barkers Creek

Period - From 22/12/2024

to 21/12/2025

Source Property Data

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 eighteen 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	56 Karingal Park Dr BARKERS CREEK 3451	\$1,100,000	10/10/2024
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

22/12/2025 17:10



3 2 3

Property Type: Residential
(House)
Land Size: 40468 sqm approx
Agent Comments

Indicative Selling Price
\$1,095,000
Median House Price
22/12/2024 - 21/12/2025: \$817,025

Comparable Properties



56 Karingal Park Dr BARKERS CREEK 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$1,100,000
Method: Private Sale
Date: 10/10/2024
Property Type: House
Land Size: 29177.86 sqm approx

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 eighteen months.