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	22 PROJECTION STREET MORWELL VIC 3840

Indicative selling price

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

Single Price	$669,700	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$355,750	Property type	House	Suburb	Morwell
Period-from	01 Dec 2024	to	30 Nov 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
21 SALISBURY STREET WERRIBEE VIC 3030	$775,000	19-Dec-25
20 BELLARINE CIRCUIT MORWELL VIC 3840	$650,000	02-Dec-25
6 BEAMISH STREET WERRIBEE VIC 3030	$862,000	13-Dec-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: 24 December 2025

OXBRIDGE
ACHIEVING EXCELLENCE
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21 SALISBURY STREET WERRIBEE VIC 3030

3 1 1

Sold Price RS $775,000 Sold Date 19-Dec-25

Distance 0.32km

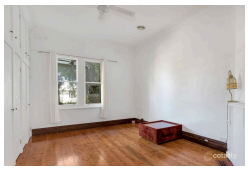


20 BELLARINE CIRCUIT MORWELL VIC 3840

4 3 2

Sold Price RS $650,000 Sold Date 02-Dec-25

Distance 0.41km



6 BEAMISH STREET WERRIBEE VIC 3030

3 1 2

Sold Price RS $862,000 Sold Date 13-Dec-25

Distance 0.42km

RS = Recent sale **UN** = Undisclosed Sale

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