

STATEMENT OF INFORMATION

11 DWYER STREET, WINCHELSEA, VIC 3241

PREPARED BY SHARON NG, HAYESWINCKLE, PHONE: 0425 857 250

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 DWYER STREET, WINCHELSEA, VIC

3 bedrooms, 1 bathroom, 1 car space

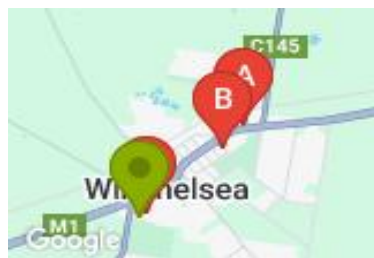
Indicative Selling Price

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

Price Range: \$509,000 to \$559,000

Provided by: Sharon Ng, Hayeswinckle

MEDIAN SALE PRICE



WINCHELSEA, VIC, 3241

Suburb Median Sale Price (House)

\$640,000

01 August 2025 to 31 October 2025

Provided by: **pricefinder**

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.



85 WILLIS ST, WINCHELSEA, VIC 3241

3 bedrooms, 1 bathroom, 4 car spaces

Sale Price

\$560,000

Sale Date: 11/04/2025

Distance from Property: 1.9km



8 WITCOMBE ST, WINCHELSEA, VIC 3241

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$560,000**

Sale Date: 15/10/2025

Distance from Property: 1.5km



11 SMITH ST, WINCHELSEA, VIC 3241

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

\$520,000

Sale Date: 15/05/2025

Distance from Property: 115m



This report has been compiled on 21/11/2025 by Hayeswinckle. 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

11 DWYER STREET, WINCHELSEA, VIC 3241

Indicative selling price

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

Price Range:

\$509,000 to \$559,000

Median sale price

Median price

\$640,000

Property type

House

Suburb

WINCHELSEA

Period

01 August 2025 to 31 October 2025

Source

pricfinder

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

85 WILLIS ST, WINCHELSEA, VIC 3241	\$560,000	11/04/2025
8 WITCOMBE ST, WINCHELSEA, VIC 3241	*\$560,000	15/10/2025
11 SMITH ST, WINCHELSEA, VIC 3241	\$520,000	15/05/2025

This Statement of Information was prepared on:

21/11/2025