

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

11 LIQUIDAMBER DRIVE ROMSEY VIC 3434

Indicative selling price

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

Single Price

or range
between

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Romsey

Period-from

01 Aug 2025

to

31 Jul 2026

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

46 DUCKHOLES ROAD ROMSEY VIC 3434	\$950,000	26-Mar-26
59 WHITE AVENUE ROMSEY VIC 3434	\$930,000	26-Jan-26
33 EWING DRIVE ROMSEY VIC 3434	\$930,000	06-Mar-26

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: 03 August 2026



46 DUCKHOLES ROAD ROMSEY VIC 3434

6 3 2

Sold Price **\$950,000** Sold Date **26-Mar-26**

Distance **2.32km**



59 WHITE AVENUE ROMSEY VIC 3434

5 2 3

Sold Price **\$930,000** Sold Date **26-Jan-26**

Distance **1.17km**



33 EWING DRIVE ROMSEY VIC 3434

5 2 2

Sold Price Sold Date **06-Mar-26**

Distance **0.73km**

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

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