

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

4 CLOVER COURT 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Romsey

Period-from

01 Jun 2025

to

31 May 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

56 COUZENS LANE ROMSEY VIC 3434	\$900,000	09-Apr-26
7 DRAY CLOSE ROMSEY VIC 3434	\$820,000	15-Jun-25
21 HARVEST CLOSE ROMSEY VIC 3434	\$850,000	09-Jul-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: 17 June 2026



56 COUZENS LANE ROMSEY VIC 3434

Sold Price

^{RS}

\$900,000

Sold Date

09-Apr-26

4 2 2

Distance

0.56km



7 DRAY CLOSE ROMSEY VIC 3434

Sold Price

\$820,000

Sold Date

15-Jun-25

4 2 2

Distance

0.6km



21 HARVEST CLOSE ROMSEY VIC 3434

Sold Price

\$850,000

Sold Date

09-Jul-25

4 2 2

Distance

0.63km



62 SHAW DRIVE ROMSEY VIC 3434

Sold Price

^{RS}

\$925,000

Sold Date

15-May-26

4 2 2

Distance

0.79km



23 SHAW DRIVE ROMSEY VIC 3434

Sold Price

\$900,000

Sold Date

31-Mar-25

4 2 2

Distance

0.85km



5 CASUARINA DRIVE ROMSEY VIC 3434

Sold Price

\$910,000

Sold Date

13-Mar-25

4 2 2

Distance

2.46km

RS = Recent sale

UN = Undisclosed Sale

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