

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 45 KERR STREET, Warrnambool, VIC 3280

Indicative selling price

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

Single Price \$580,000

Median sale price

Median price \$610,000 Property Type House Suburb Warrnambool (3280)

Period - From 01/02/2025 to 31/01/2026 Source Cotality

Comparable property sales

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: 23/02/2026