

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

24 WARNEET ROAD BLIND BIGHT VIC 3980

### Indicative selling price

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

Single Price

or range  
between

\$735,000

&

\$779,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Blind Bight

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

55 FISHERMANS DRIVE BLIND BIGHT VIC 3980	\$735,000	28-Nov-25
54 FISHERMANS DRIVE BLIND BIGHT VIC 3980	\$750,000	20-Jan-26

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 April 2026



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**55 FISHERMANS DRIVE BLIND  
 BIGHT VIC 3980**

3 2 2

Sold Price **\$735,000** Sold Date **28-Nov-25**

Distance **0.51km**



**54 FISHERMANS DRIVE BLIND  
 BIGHT VIC 3980**

3 1 3

Sold Price **\$750,000** Sold Date **20-Jan-26**

Distance **0.45km**

RS = Recent sale      UN = Undisclosed Sale

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