

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 or
locality and postcode

59-61 Wallaby Street, Loch Sport Vic 3851

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$367,000

Property Type House

Suburb Loch Sport

Period - From 11/03/2024

to 10/03/2025

Source Property Data

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
1	18 Central Av LOCH SPORT 3851	\$515,000	22/11/2024
2	9 Pelican St LOCH SPORT 3851	\$689,000	18/10/2024
3	22 Bluff Dr LOCH SPORT 3851	\$570,000	02/11/2023

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:

11/03/2025 15:51



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1602 sqm approx
Agent Comments

Indicative Selling Price
\$595,000
Median House Price
11/03/2024 - 10/03/2025: \$367,000

Comparable Properties



18 Central Av LOCH SPORT 3851 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 22/11/2024
Property Type: House (Res)
Land Size: 855 sqm approx



9 Pelican St LOCH SPORT 3851 (REI)

Agent Comments



Price: \$689,000
Method: Private Sale
Date: 18/10/2024
Property Type: House
Land Size: 840 sqm approx



22 Bluff Dr LOCH SPORT 3851 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 557 sqm approx

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