Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	59-61 Wallaby Street, Loch Sport Vic 3851
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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)

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

Agent Comments



22 Bluff Dr LOCH SPORT 3851 (REI/VG)

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

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