

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

12/5 SAPPHIRE VIEW SAN REMO VIC 3925

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

\$360,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Other

Suburb

San Remo

Period-from

01 Dec 2024

to

30 Nov 2025

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

4/4 SAPPHIRE VIEW SAN REMO VIC 3925	395000	29-Jul-25
7/4 SAPPHIRE VIEW SAN REMO VIC 3925	455000	01-Jan-25
10/5 SAPPHIRE VIEW SAN REMO VIC 3925	350000	20-Sep-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.

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4/4 SAPPHERE VIEW SAN REMO VIC 3925	Sold Price	395000	Sold Date	29-Jul-25
2 2 -			Distance	-

7/4 SAPPHERE VIEW SAN REMO VIC 3925	Sold Price	455000	Sold Date	01-Jan-25
1 - -			Distance	-

10/5 SAPPHERE VIEW SAN REMO VIC 3925	Sold Price	350000	Sold Date	20-Sep-25
1 - -			Distance	-

RS = Recent sale UN = Undisclosed Sale

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