

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

15/234-238 OCEAN BEACH ROAD SORRENTO VIC 3943

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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Sorrento

Period-from

01 Oct 2024

to

30 Sep 2025

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

18/234-238 OCEAN BEACH ROAD SORRENTO VIC 3943	\$575,000	-

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: 25 October 2025



18/234-238 OCEAN BEACH ROAD
SORRENTO VIC 3943

Sold Price\$575,000Sold Date-
Distance0km

1

1

1

RS = Recent sale UN = Undisclosed Sale

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