

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

15 PHILLIPS STREET LAKES ENTRANCE VIC 3909

Indicative selling price

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

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Lakes Entrance

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 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

28 BOGONG STREET LAKES ENTRANCE VIC 3909	\$395,000	04-Sep-25
8 ARCHER COURT LAKES ENTRANCE VIC 3909	\$448,000	02-Apr-26
1 ROSLYN COURT LAKES ENTRANCE VIC 3909	\$400,000	09-Jan-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.~~

This Statement of Information was prepared on: 14 April 2026



**28 BOGONG STREET LAKES
ENTRANCE VIC 3909**

3 1 2

Sold Price **\$395,000** Sold Date **04-Sep-25**

Distance **0.06km**



**8 ARCHER COURT LAKES
ENTRANCE VIC 3909**

3 1 1

Sold Price ^{RS} **\$448,000** Sold Date **02-Apr-26**

Distance **0.64km**



**1 ROSLYN COURT LAKES
ENTRANCE VIC 3909**

3 1 2

Sold Price **\$400,000** Sold Date **09-Jan-25**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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