



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

156 Wallaby Street, Loch Sport 3851

Indicative selling price

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

Range

\$400,000

To

\$440,000

Median sale price

Median price

\$348,000

Property type

House

Suburb

Loch Sport

Period - From

Aug 2025

to

Oct 2025

Source

Pricefinder

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
16 Geoffrey Avenue, Loch Sport 3851	\$400,000	29/09/2025
259 National Park Road, Loch Sport 3851	\$430,000	04/06/2025
118 National Park Road, Loch Sport 3851	\$455,000	20/06/2025

This Statement of Information was prepared on: 13th October 2025