

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

2/165 MARINE PARADE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

San Remo

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 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

5/165 MARINE PARADE SAN REMO VIC 3925	\$645,000	13-Feb-25
3/13 OCEAN GROVE SAN REMO VIC 3925	\$640,000	29-Aug-24
3/5 WYNNE ROAD SAN REMO VIC 3925	\$740,000	24-Feb-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: 22 October 2025


**5/165 MARINE PARADE SAN REMO
VIC 3925**
 3  2  1

Sold Price

\$645,000

Sold Date

13-Feb-25

Distance

0km

**3/13 OCEAN GROVE SAN REMO
VIC 3925**
 3  2  1

Sold Price

\$640,000

Sold Date

29-Aug-24

Distance

0.5km

**3/5 WYNNE ROAD SAN REMO VIC
3925**
 3  2  1

Sold Price

\$740,000

Sold Date

24-Feb-25

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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