Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	pertv	offered	for sa	le
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Address Including suburb and	2 Anderson Street, San Remo, VIC 3922
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$895,000

Median sale price

Median price	\$880,000		Property Typ	Hous	e	Suburb	San Remo (3925)
Period - From	01/10/2024	to	30/09/2025	Source	Pricefinder		

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

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
7 THE BROADWAY, SAN REMO VIC 3925	\$880,000	03/09/2025
53 LAURETTE AVENUE, SAN REMO VIC 3925	\$840,000	17/11/2025
47 LAURETTE AVENUE, SAN REMO VIC 3925	\$925,000	17/11/2025

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