

## 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

20 GREVILLEA WAY INVERLOCH VIC 3996

### Indicative selling price

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

Single Price

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Land

Suburb

Inverloch

Period-from

01 Dec 2024

to

30 Nov 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

61 TOORAK ROAD INVERLOCH VIC 3996	\$310,000	07-Jul-25
3 WIRILDA CRESCENT INVERLOCH VIC 3996	\$285,000	23-Oct-24
37 LOMANDRA LANE INVERLOCH VIC 3996	\$410,000	14-May-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: 02 December 2025



**61 TOORAK ROAD INVERLOCH VIC 3996** Sold Price

**\$310,000** Sold Date **07-Jul-25**

 3  2  2

Distance **0.93km**



**3 WIRILDA CRESCENT INVERLOCH VIC 3996** Sold Price

**\$285,000** Sold Date **23-Oct-24**

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Distance **2.78km**



**37 LOMANDRA LANE INVERLOCH VIC 3996** Sold Price

**\$410,000** Sold Date **14-May-25**

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Distance **2.78km**

RS = Recent sale

UN = Undisclosed Sale

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