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 or locality and postcode	3/40a Shetland Heights Road, San Remo Vic 3925

Indicative selling price

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

Range between $795,000 & $829,000

Median sale price

Median price $862,500 Property Type House Suburb San Remo

Period - From 18/11/2024 to 17/11/2025 Source Property Data

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
1	24 Longfin Cr SAN REMO 3925	$785,000	27/10/2025
2	14 Boathaven Gr SAN REMO 3925	$820,000	14/07/2025
3	15 Shetland Heights Rd SAN REMO 3925	$850,000	28/03/2025

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: 18/11/2025 09:34