

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

32 LAVINGTON STREET INVERLOCH VIC 3996

Indicative selling price

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

Single Price

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,750

Property type

House

Suburb

Inverloch

Period-from

01 Sep 2024

to

31 Aug 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

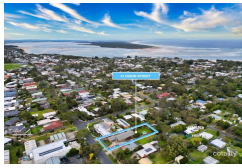
Date of sale

51 DIXON STREET INVERLOCH VIC 3996	\$775,000	26-Nov-24
17 LAVINGTON STREET INVERLOCH VIC 3996	\$750,000	25-Jun-25
45 CASHIN STREET INVERLOCH VIC 3996	\$750,000	30-Jan-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: 13 September 2025


51 DIXON STREET INVERLOCH VIC 3996

Sold Price

\$775,000

Sold Date **26-Nov-24**
 4  2  2

Distance **0.09km**

17 LAVINGTON STREET INVERLOCH VIC 3996

Sold Price

\$750,000

Sold Date **25-Jun-25**
 2  2  2

Distance **0.14km**

45 CASHIN STREET INVERLOCH VIC 3996

Sold Price

Sold Date **30-Jan-25**
 3  1  3

Distance **0.18km**
RS = Recent sale

UN = Undisclosed Sale

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