

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/68 OCEAN BEACH ROAD SORRENTO VIC 3943

Indicative selling price

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

Single Price

or range
between

\$825,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Sorrento

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 two kilometres of the property for sale in the last 6 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

2/36 HOTHAM ROAD SORRENTO VIC 3943	\$920,000	13-May-25
25/3360 POINT NEPEAN ROAD SORRENTO VIC 3943	\$1,000,000	31-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 October 2025



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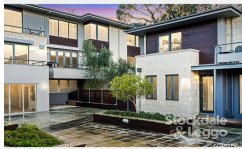


**2/36 HOTHAM ROAD SORRENTO
VIC 3943**

2 2 1

Sold Price **\$920,000** Sold Date **13-May-25**

Distance **0.32km**



**25/3360 POINT NEPEAN ROAD
SORRENTO VIC 3943**

2 1 1

Sold Price **\$1,000,000** Sold Date **31-Oct-24**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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