

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

5 WENDY STREET LOCH SPORT VIC 3851

Indicative selling price

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

Single Price

\$130,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$105,000

Property type

Land

Suburb

Loch Sport

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

23 WHITE CRESCENT LOCH SPORT VIC 3851	\$135,000	16-Jan-25
243 NATIONAL PARK ROAD LOCH SPORT VIC 3851	\$105,000	29-Mar-25
24 KANGAROO STREET LOCH SPORT VIC 3851	\$125,000	06-Nov-24

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 July 2025



**23 WHITE CRESCENT LOCH SPORT
VIC 3851**

Sold Price **\$135,000** Sold Date **16-Jan-25**

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Distance **0.16km**



**243 NATIONAL PARK ROAD LOCH
SPORT VIC 3851**

Sold Price **\$105,000** Sold Date **29-Mar-25**

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Distance **0.2km**



**24 KANGAROO STREET LOCH
SPORT VIC 3851**

Sold Price **\$125,000** Sold Date **06-Nov-24**

- - -

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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