

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

59 PHILLIP ISLAND ROAD SAN REMO VIC 3925

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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,000

Property type

Land

Suburb

San Remo

Period-from

01 Jul 2024

to

30 Jun 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

24 EARLSHALL DRIVE SAN REMO VIC 3925	\$515,000	16-Jan-25
8 CRONULLA AVENUE CAPE WOOLAMAI VIC 3925	\$470,000	21-Feb-25
16 LANTANA ROAD CAPE WOOLAMAI VIC 3925	\$470,000	19-Mar-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: 29 July 2025



24 EARLS HALL DRIVE SAN REMO VIC 3925

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Sold Price

\$515,000

Sold Date

16-Jan-25

Distance

1.39km



8 CRONULLA AVENUE CAPE WOOLAMAI VIC 3925

1
 1
 -

Sold Price

\$470,000

Sold Date

21-Feb-25

Distance

3.39km



16 LANTANA ROAD CAPE WOOLAMAI VIC 3925

-
 -
 2

Sold Price

Sold Date

19-Mar-25

Distance

3.7km

RS = Recent sale

UN = Undisclosed Sale

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