

## 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 92 Sanctuary Road, Loch Sport Vic 3851  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$395,000

### Median sale price

Median price \$350,000 Property Type House Suburb Loch Sport  
Period - From 01/10/2024 to 30/09/2025 Source REIV

### 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	22 Kookaburra St LOCH SPORT 3851	\$390,000	06/09/2025
2	16 Geofrey Av LOCH SPORT 3851	\$400,000	13/08/2025
3	64 Sanctuary Rd LOCH SPORT 3851	\$360,000	10/04/2025

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:

03/12/2025 18:11

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$395,000

**Median House Price**

Year ending September 2025: \$350,000

## Comparable Properties

**22 Kookaburra St LOCH SPORT 3851 (VG)**

Agent Comments

**Price:** \$390,000**Method:** Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 537 sqm approx**16 Geofrey Av LOCH SPORT 3851 (VG)**

Agent Comments

**Price:** \$400,000**Method:** Sale**Date:** 13/08/2025**Property Type:** House (Res)**Land Size:** 552 sqm approx**64 Sanctuary Rd LOCH SPORT 3851 (REI)**

Agent Comments

**Price:** \$360,000**Method:** Private Sale**Date:** 10/04/2025**Property Type:** House**Land Size:** 800 sqm approx

**Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690**