

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 or
locality and postcode

92 Sanctuary Road, Loch Sport Vic 3851

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 Geoffrey 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

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Indicative Selling Price
\$395,000

Median House Price
Year ending September 2025: \$350,000



Property Type:
Agent Comments

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 Geoffrey 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