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

25 WONTHAGGI ROAD INVERLOCH VIC 3996

Indicative selling price

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

Single Price \$775,000 & \$815,000	Single Price		or range between	\$775,000	&	\$815,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$820,000	Prop	erty type	ty type House		Suburb	Inverloch
Period-from	01 Oct 2024	to	30 Sep 2	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
1 RUSSELL STREET INVERLOCH VIC 3996	\$790,000	25-Sep-25
4 GARDEN CRESCENT INVERLOCH VIC 3996	\$830,000	22-Aug-25
16 PIER ROAD INVERLOCH VIC 3996	\$790,000	14-Jun-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: 16 October 2025





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1 RUSSELL STREET INVERLOCH VIC 3996

aaa 2

Sold Price

RS \$790,000 Sold Date 25-Sep-25

Distance

0.58km



4 GARDEN CRESCENT INVERLOCH Sold Price

** \$830,000 Sold Date 22-Aug-25

Distance

0.74km



VIC 3996

₽ 2

₩ 3

= 4

Sold Price

\$790,000 Sold Date **14-Jun-25**



16 PIER ROAD INVERLOCH VIC 3996

₽ 2 **=** 3 Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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