

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

31 WIRILDA CRESCENT 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,500

Property type

House

Suburb

Inverloch

Period-from

01 Sep 2025

to

31 Aug 2026

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

36 DARLING AVENUE INVERLOCH VIC 3996	\$1,020,000	06-Aug-25
39A HALFORD STREET INVERLOCH VIC 3996	\$1,190,000	18-Aug-25
38A TAMARA CRESCENT INVERLOCH VIC 3996	\$1,000,000	24-Mar-26

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.~~

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36 DARLING AVENUE INVERLOCH VIC 3996 Sold Price **\$1,020,000** Sold Date **06-Aug-25**

4 2 2

Distance **1.58km**



39A HALFORD STREET INVERLOCH VIC 3996 Sold Price **\$1,190,000** Sold Date **18-Aug-25**

4 2 2

Distance **2.67km**



38A TAMARA CRESCENT INVERLOCH VIC 3996 Sold Price **\$1,000,000** Sold Date **24-Mar-26**

4 2 2

Distance **3.64km**

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

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