



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 52 Toorak Avenue, Loch Sport 3851

Indicative selling price

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

Range \$110,000 To \$120,000

Median sale price

Median price \$112,500 Property type Land Suburb Loch Sport

Period - From Mar 2025 to Jun 2025 Source Pricefinder

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
243 National Park Road, Loch Sport 3851	\$105,000	22/04/2025
35 Geoffrey Avenue, Loch Sport 3851	\$110,000	31/03/2025
8 Reserve Avenue, Loch Sport 3851	\$105,000	26/02/2025

This Statement of Information was prepared on: 13th June 2025