

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

78 SANCTUARY ROAD LOCH SPORT VIC 3851

Indicative selling price

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

Single Price

or range
between

\$435,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

House

Suburb

Loch Sport

Period-from

01 Jul 2024

to

30 Jun 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

20 COVE STREET LOCH SPORT VIC 3851	\$460,000	23-May-25
118 NATIONAL PARK ROAD LOCH SPORT VIC 3851	\$455,000	20-Mar-25
259 NATIONAL PARK ROAD LOCH SPORT VIC 3851	\$430,000	06-Mar-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: 29 July 2025



20 COVE STREET LOCH SPORT VIC 3851 Sold Price

\$460,000 Sold Date **23-May-25**

 3  2  4

Distance **0.45km**



118 NATIONAL PARK ROAD LOCH SPORT VIC 3851 Sold Price

\$455,000 Sold Date **20-Mar-25**

 3  2  2

Distance **1.33km**



259 NATIONAL PARK ROAD LOCH SPORT VIC 3851 Sold Price

\$430,000 Sold Date **06-Mar-25**

 3  2  2

Distance **2.95km**

RS = Recent sale

UN = Undisclosed Sale

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