

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Timaru Close, Sorrento Vic 3943

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,697,500

Property Type House

Suburb Sorrento

Period - From 01/04/2024

to 31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Westmore Av SORRENTO 3943	\$2,250,000	22/02/2025
2	14 Vision Av SORRENTO 3943	\$2,300,000	21/05/2025
3	6 Loch Fyne Ct SORRENTO 3943	\$1,965,000	17/04/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/06/2025 09:28



Property Type: House (Previously Occupied - Detached)
Land Size: 1189 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 Year ending March 2025: \$1,697,500

Comparable Properties

6 Westmore Av SORRENTO 3943 (REI)

Agent Comments



Price: \$2,250,000
Method:
Date: 22/02/2025
Property Type: House



14 Vision Av SORRENTO 3943 (REI)

Agent Comments



Price: \$2,300,000
Method: Private Sale
Date: 21/05/2025
Property Type: House



6 Loch Fyne Ct SORRENTO 3943 (REI/VG)

Agent Comments



Price: \$1,965,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 1047 sqm approx

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