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	85 HENDERSON STREET VENTNOR VIC 3922

Indicative selling price

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

Single Price	$1,080,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$862,500	Property type	Commercial	Suburb	Ventnor
Period-from	01 Oct 2024	to	30 Sep 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
13 BEMBRIDGE CRESCENT VENTNOR VIC 3922	$1,050,000	09-Jan-25
17 ANCHORAGE ROAD VENTNOR VIC 3922	$1,000,000	12-Sep-24
51-53 HARRIS ROAD VENTNOR VIC 3922	$1,020,000	25-Jul-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: 03 October 2025

Barry Plant - Phillip Island and San Remo
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13 BEMBRIDGE CRESCENT VENTNOR VIC 3922

5 2 -

Sold Price **$1,050,000** Sold Date **09-Jan-25**

Distance **0.57km**



17 ANCHORAGE ROAD VENTNOR VIC 3922

5 3 2

Sold Price **$1,000,000** Sold Date **12-Sep-24**

Distance **1.95km**



51-53 HARRIS ROAD VENTNOR VIC 3922

5 3 4

Sold Price RS **$1,020,000** Sold Date **25-Jul-25**

Distance **0.4km**

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

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