

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

18 GARDEN 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Inverloch

Period-from

01 Jan 2025

to

31 Dec 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

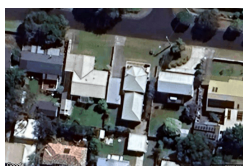
Date of sale

24 GORDON AVENUE INVERLOCH VIC 3996	\$752,920	08-Jul-24
15 JOHN STREET INVERLOCH VIC 3996	\$735,000	06-Aug-24
6 CHURCHILL CRESCENT INVERLOCH VIC 3996	\$720,000	26-Aug-24

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: 06 January 2026



24 GORDON AVENUE INVERLOCH VIC 3996

 3
  2
  -

Sold Price

\$752,920

Sold Date

08-Jul-24

Distance

0.4km


15 JOHN STREET INVERLOCH VIC 3996

 2
  2
  1

Sold Price

\$735,000

Sold Date

06-Aug-24

Distance

0.55km


6 CHURCHILL CRESCENT INVERLOCH VIC 3996

 3
  1
  1

Sold Price

\$720,000

Sold Date

26-Aug-24

Distance

1.15km
RS = Recent sale

UN = Undisclosed Sale

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