

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 -

\$752,920 Sold Date **08-Jul-24**Distance **0.4km****15 JOHN STREET INVERLOCH VIC
3996**

2 2 1

\$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**DISCLAIMER** The Cottality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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