

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

8/1 BEATON PLACE 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

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Inverloch

Period-from

01 May 2025

to

30 Apr 2026

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

1/22 REILLY STREET INVERLOCH VIC 3996	\$557,500	04-Sep-25
12/5 FREDA STREET INVERLOCH VIC 3996	\$550,000	14-Feb-26
3/3 SCARBOROUGH STREET INVERLOCH VIC 3996	\$560,000	26-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: 26 May 2026


1/22 REILLY STREET INVERLOCH VIC 3996
 2  1  1

Sold Price

\$557,500

 Sold Date **04-Sep-25**

 Distance **0.3km**

12/5 FREDA STREET INVERLOCH VIC 3996
 2  1  1

Sold Price

\$550,000

 Sold Date **14-Feb-26**

 Distance **0.68km**

3/3 SCARBOROUGH STREET INVERLOCH VIC 3996
 3  1  1

Sold Price

\$560,000

 Sold Date **26-Mar-25**

 Distance **0.21km**

5/2-4 PYMBLE AVENUE INVERLOCH VIC 3996
 2  1  1

Sold Price

\$527,500

 Sold Date **29-Jan-25**

 Distance **0.79km**

3/31 POWLETT STREET INVERLOCH VIC 3996
 2  1  1

Sold Price

\$560,000

 Sold Date **10-Jan-26**

 Distance **0.87km**

5/4-6 CUTTRISS STREET INVERLOCH VIC 3996
 2  1  1

Sold Price

\$550,000

 Sold Date **02-Dec-24**

 Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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