C Shell REAL ESTATE
03 5146 0946 | 0407 460 936 | rachelle@cshellrealestate.com.au

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: 24 – 26 Thriptomene Street, Loch Sport 3851

Indicative selling price

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

Single price: $320,000

Median sale price

Median price: $350,000 *House: X Suburb: Loch Sport

Period - From: 01/10/2024 to: 30/09/2025 Source: REIV

Comparable property sales

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
1.366 National Park Road, Loch Sport 3851	$310,000	14/11/2025
2.9 – 11 Davies Street, Loch Sport 3851	$320,000	19/06/2026
3. 101 Wallaby Street, Loch Sport 3851	$337,000	24/06/2026

This Statement of Information was prepared on: 09/07/2026