

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 22 Toorak Avenue, Loch Sport 3851

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$348,000

*House X

Suburb Loch Sport

Period - From 01/07/2024 to 30/06/2025

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. 38 Kangaroo Street, Loch Sport 3851	\$375,000	01/09/2025
2. 87 White Crescent, Loch Sport 3851	\$400,000	17/03/2025
3. 16 Geoffrey Avenue, Loch Sport 3851	\$400,000	15/08/2025

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: 12/09/2025