

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 or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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
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28 PATERSON DRIVE, SAN REMO VIC 3925	\$420,000	23/09/2025
23 MOONDARA DRIVE, SAN REMO VIC 3925	\$440,000	09/10/2026
11 EVENING STAR RISE, SAN REMO VIC 3925	\$435,000	14/10/2025

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:

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 or locality and postcode

Lot 200,204,211,212 Stage 7, Island View Estate, Phillip Island Road, San Remo, 3925
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$528,000 & \$580,000

Median sale price

Median price \$ 420,000 Property type Land Suburb San Remo

Period - From 01 Jan 2025 to 31 Dec 2025 Source Pricefinder

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This Statement of Information was prepared on: 04/02/2026