

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Gulls Way, Sorrento Vic 3943

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,810,000

Property Type

House

Suburb

Sorrento

Period - From

01/01/2026

to

31/03/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Olive St BLAIRGOWRIE 3942	\$1,885,000	19/04/2026
2	5 Keating Av SORRENTO 3943	\$1,895,000	17/03/2026
3	39 Salonika St SORRENTO 3943	\$1,840,000	13/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/04/2026 14:40



Property Type:
Divorce/Estate/Family Transfers
Land Size: 852 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,900,000
Median House Price
March quarter 2026: \$1,810,000

Comparable Properties

3 Olive St BLAIRGOWRIE 3942 (REI)

[Agent Comments](#)



Price: \$1,885,000
Method:
Date: 19/04/2026
Property Type: House



5 Keating Av SORRENTO 3943 (REI)

[Agent Comments](#)



Price: \$1,895,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 1159 sqm approx



39 Salonika St SORRENTO 3943 (REI)

[Agent Comments](#)



Price: \$1,840,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 1235 sqm approx

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