

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

11 Coppin Road, Sorrento Vic 3943

Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Sorrento

Period - From 01/04/2026

to 30/06/2026

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	34 Ossett St SORRENTO 3943	\$4,500,000	25/04/2026
2	5 Tallant Av SORRENTO 3943	\$4,650,000	07/04/2026
3	17 Boroondara Rd SORRENTO 3943	\$4,260,000	23/02/2026

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:

28/07/2026 17:07



3
 2
 3

Property Type: House
Land Size: 921 sqm approx
Agent Comments

Indicative Selling Price
 \$4,500,000 - \$4,950,000
Median House Price
 June quarter 2026: \$1,800,000

Comparable Properties



34 Ossett St SORRENTO 3943 (REI/VG)

Agent Comments

5
 3
 2

Price: \$4,500,000
Method: Private Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 767 sqm approx



5 Tallant Av SORRENTO 3943 (VG)

Agent Comments

5
 -
 -

Price: \$4,650,000
Method: Sale
Date: 07/04/2026
Property Type: House (Res)
Land Size: 818 sqm approx



17 Boroondara Rd SORRENTO 3943 (REI/VG)

Agent Comments

5
 4
 2

Price: \$4,260,000
Method: Private Sale
Date: 23/02/2026
Property Type: House
Land Size: 1086 sqm approx

Account - RT Edgar | P: 03 9826 1000