

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 and
postcode

25 MEANDERRI DRIVE INVERLOCH VIC 3996

Indicative selling price

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

Single Price

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Inverloch

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

24 YOULL GROVE INVERLOCH VIC 3996	\$825,000	11-Jun-25
5 MANNA GUM CLOSE INVERLOCH VIC 3996	\$865,000	08-Oct-25
44 WOODLAND HEATH DRIVE INVERLOCH VIC 3996	\$847,000	13-Feb-26

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.~~

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24 YOULL GROVE INVERLOCH VIC 3996 Sold Price **\$825,000** Sold Date **11-Jun-25**

3 2 2

Distance **0.05km**



5 MANNA GUM CLOSE INVERLOCH VIC 3996 Sold Price **\$865,000** Sold Date **08-Oct-25**

3 2 2

Distance **1.67km**



44 WOODLAND HEATH DRIVE INVERLOCH VIC 3996 Sold Price ^{RS} **\$847,000** Sold Date **13-Feb-26**

3 2 2

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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