

## 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

48 SANDY MOUNT AVENUE INVERLOCH VIC 3996

### Indicative selling price

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

Single Price

\$860,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Inverloch

Period-from

01 Jul 2025

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 6 ALWYN COURT INVERLOCH VIC 3996     | \$805,000 | 05-May-26 |
| 12 TOWER STREET INVERLOCH VIC 3996   | \$895,000 | 22-Aug-25 |
| 4 GARDEN CRESCENT INVERLOCH VIC 3996 | \$830,000 | 10-Aug-25 |

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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**6 ALWYN COURT INVERLOCH VIC 3996** Sold Price **\$805,000** Sold Date **05-May-26**  
Distance **0.07km**  
4 2 2



**12 TOWER STREET INVERLOCH VIC 3996** Sold Price **\$895,000** Sold Date **22-Aug-25**  
Distance **0.59km**  
4 2 2



**4 GARDEN CRESCENT INVERLOCH VIC 3996** Sold Price **\$830,000** Sold Date **10-Aug-25**  
Distance **0.73km**  
4 2 1

RS = Recent sale UN = Undisclosed Sale

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