

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

87 St Pauls Road, Sorrento Vic 3943

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$1,790,000

Property Type House

Suburb Sorrento

Period - From 01/01/2025

to 31/12/2025

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	5 Keating Av SORRENTO 3943	\$1,895,000	17/03/2026
2	39 Salonika St SORRENTO 3943	\$1,840,000	13/03/2026
3	28 Shirley Av SORRENTO 3943	\$1,837,000	20/11/2025

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:

20/03/2026 12:03



 3  2  4

Property Type: House (Previously Occupied - Detached)
Land Size: 1113 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
Year ending December 2025: \$1,790,000

Comparable Properties



5 Keating Av SORRENTO 3943 (REI)

Agent Comments

 5  2  4

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

 4  3  2

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



28 Shirley Av SORRENTO 3943 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,837,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 841 sqm approx

Account - Marshall White | P: 03 9822 9999