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	59-61 Wallaby Street, Loch Sport Vic 3851
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$579,000

Median sale price

Median price	\$355,000	Pro	perty Type Ho	ouse		Suburb	Loch Sport
Period - From	19/09/2024	to	18/09/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	49 Pelican St LOCH SPORT 3851	\$575,000	11/09/2025
2	15 Toorak Av LOCH SPORT 3851	\$575,000	16/04/2025
3	26 Seagull Dr LOCH SPORT 3851	\$600,000	12/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/09/2025 10:14













Property Type:

Divorce/Estate/Family Transfers **Land Size:** 1602 sqm approx

Agent Comments

Indicative Selling Price \$579,000 Median House Price

19/09/2024 - 18/09/2025: \$355,000

Comparable Properties



49 Pelican St LOCH SPORT 3851 (REI)

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Agent Comments

Price: \$575,000 Method: Private Sale Date: 11/09/2025 Property Type: House Land Size: 682 sqm approx



15 Toorak Av LOCH SPORT 3851 (REI/VG)

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Agent Comments

Price: \$575,000 Method: Private Sale Date: 16/04/2025 Property Type: House Land Size: 1068 sqm approx



26 Seagull Dr LOCH SPORT 3851 (VG)

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Agent Comments

Price: \$600,000 Method: Sale Date: 12/02/2025

Property Type: House (Res) **Land Size:** 574 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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