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	42 Normanby Road, Sorrento Vic 3943

Indicative selling price

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

Range between $1,700,000 & $1,850,000

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	8 Oxford Rd SORRENTO 3943	$1,710,000	19/02/2026
2	24 Normanby Rd SORRENTO 3943	$1,600,000	30/11/2025
3	16 Cambridge Wynd SORRENTO 3943	$1,842,500	17/11/2025

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: 15/03/2026 10:12

42 Normanby Road, Sorrento Vic 3943

JellisCraig



5 2 2

Property Type: House
Land Size: 964 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
Year ending December 2025: $1,790,000

Comparable Properties



8 Oxford Rd SORRENTO 3943 (REI)

5 2 5

Price: $1,710,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 1096 sqm approx

Agent Comments



24 Normanby Rd SORRENTO 3943 (REI/VG)

3 1 4

Price: $1,600,000
Method: Private Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 1065 sqm approx

Agent Comments



16 Cambridge Wynd SORRENTO 3943 (REI/VG)

4 3 1

Price: $1,842,500
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 987 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522

REIV THE DIFFERENCE | propertydata.com.au

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