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	12 Roscius Place, Sorrento Vic 3943

Indicative selling price

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

Range between $1,675,000 & $1,775,000

Median sale price

Median price $1,818,500 Property Type House Suburb Sorrento

Period - From 01/04/2025 to 31/03/2026 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 Pericles Ct SORRENTO 3943	$1,800,000	08/12/2025
2			
3			

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: 29/04/2026 12:47

12 Roscius Place, Sorrento Vic 3943

JellisCraig



5 3 2

Property Type: House (Res)
Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price
$1,675,000 - $1,775,000
Median House Price
Year ending March 2026: $1,818,500

Comparable Properties



5 Pericles Ct SORRENTO 3943 (REI/VG)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 970 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

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