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	16 Morobe Street, Sorrento Vic 3943

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $1,842,500 Property Type House Suburb Sorrento

Period - From 01/07/2025 to 30/06/2026 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	13 Koonya Av BLAIRGOWRIE 3942	$875,000	12/06/2026
2	25 Seaview St BLAIRGOWRIE 3942	$925,000	16/04/2026
3	2 Marbray Cl SORRENTO 3943	$920,000	17/02/2026

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: 08/07/2026 18:13

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median House Price
Year ending June 2026: $1,842,500

Comparable Properties



13 Koonya Av BLAIRGOWRIE 3942 (REI)

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Price: $875,000
Method: Private Sale
Date: 12/06/2026
Property Type: Land
Land Size: 1000 sqm approx

Agent Comments



25 Seaview St BLAIRGOWRIE 3942 (REI/VG)

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Price: $925,000
Method: Private Sale
Date: 16/04/2026
Property Type: House
Land Size: 965 sqm approx

Agent Comments



2 Marbray Cl SORRENTO 3943 (REI)

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Price: $920,000
Method: Private Sale
Date: 17/02/2026
Property Type: Land
Land Size: 923 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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