

# 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

19 Hiskens Street, Sorrento Vic 3943

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,750,000

### 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 | 18 Newton Av SORRENTO 3943      | \$3,000,000 | 29/01/2026   |
| 2 | 2 Terry Av SORRENTO 3943        | \$2,700,000 | 16/01/2026   |
| 3 | 20-22 Salonika St SORRENTO 3943 | \$2,850,000 | 05/11/2025   |

**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:

05/05/2026 12:47



4 3 2

**Property Type:** House  
**Land Size:** 643 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,500,000 - \$2,750,000  
**Median House Price**  
 Year ending March 2026: \$1,818,500

## Comparable Properties



**18 Newton Av SORRENTO 3943 (VG)**

**Agent Comments**

3 - -

**Price:** \$3,000,000  
**Method:** Sale  
**Date:** 29/01/2026  
**Property Type:** House (Res)  
**Land Size:** 896 sqm approx



**2 Terry Av SORRENTO 3943 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 16/01/2026  
**Property Type:** House (Res)  
**Land Size:** 532 sqm approx



**20-22 Salonika St SORRENTO 3943 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,850,000  
**Method:** Expression of Interest  
**Date:** 05/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1297 sqm approx

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