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 Including suburb and postcode	2 TIDAL CLOSE SAN REMO VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$749,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$816,250	Property type	House	Suburb	San Remo
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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	Price	Date of sale
8 EDGAR ROAD SAN REMO VIC 3925	$812,500	22-Jan-26
20 WONTHAGGI CRESCENT SAN REMO VIC 3925	$720,000	18-May-26
4 BLACKTHORN STREET SAN REMO VIC 3925	$755,000	22-Jan-26

OR

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

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8 EDGAR ROAD SAN REMO VIC 3925

3 2 2

Sold Price **$812,500** Sold Date **22-Jan-26**

Distance **0.26km**



20 WONTHAGGI CRESCENT SAN REMO VIC 3925

3 2 3

Sold Price **$720,000** Sold Date **18-May-26**

Distance **0.57km**



4 BLACKTHORN STREET SAN REMO VIC 3925

3 2 2

Sold Price **$755,000** Sold Date **22-Jan-26**

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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