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: 63 Normanby Road, Sorrento Vic 3943

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,850,000 Property Type House Suburb Sorrento

Period - From 01/01/2024 to 31/12/2024 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	762 Melbourne Rd SORRENTO 3943	$1,175,000	08/12/2024
2	798 Melbourne Rd SORRENTO 3943	$1,200,000	22/10/2024
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: 27/02/2025 12:34

63 Normanby Road, Sorrento Vic 3943



4 1

Property Type: Residential House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
Year ending December 2024: $1,850,000

Comparable Properties



762 Melbourne Rd SORRENTO 3943 (REI/VG)

3 2 1

Price: $1,175,000
Method: Private Sale
Date: 08/12/2024
Property Type: House
Land Size: 693 sqm approx

Agent Comments



798 Melbourne Rd SORRENTO 3943 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 22/10/2024
Property Type: House
Land Size: 682 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

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