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 or locality and postcode	4 Paterson Drive, San Remo Vic 3925

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $420,000 Property Type Vacant land Suburb San Remo

Period - From 03/10/2024 to 02/10/2025 Source Property Data

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
1	19 Woolamai Beach Rd CAPE WOOLAMAI 3925	$390,000	04/09/2025
2	1b Elevation Cr SAN REMO 3925	$340,000	22/07/2025
3	2a Elevation Cr SAN REMO 3925	$310,000	27/04/2025

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.~~

This Statement of Information was prepared on: 03/10/2025 13:40

4 Paterson Drive, San Remo Vic 3925



Property Type: Land
Land Size: 455 sqm approx

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Land Price
03/10/2024 - 02/10/2025: $420,000

Comparable Properties



19 Woolamai Beach Rd CAPE WOOLAMAI 3925 (REI)

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Price: $390,000
Method: Private Sale
Date: 04/09/2025
Property Type: Land
Land Size: 605 sqm approx

Agent Comments

1b Elevation Cr SAN REMO 3925 (VG)

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Price: $340,000
Method: Sale
Date: 22/07/2025
Property Type: Land
Land Size: 502 sqm approx

Agent Comments



2a Elevation Cr SAN REMO 3925 (REI/VG)

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Price: $310,000
Method: Auction Sale
Date: 27/04/2025
Property Type: Land
Land Size: 501 sqm approx

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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