

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

313-314/17 POTTERS HILL ROAD 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

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Other

Suburb

San Remo

Period-from

01 Apr 2025

to

31 Mar 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

135/17 POTTERS HILL ROAD SAN REMO VIC 3925	\$400,000	15-Jan-25
359/17 POTTERS HILL ROAD SAN REMO VIC 3925	\$212,000	17-Mar-26
419/17 POTTERS HILL ROAD SAN REMO VIC 3925	\$240,999	02-Feb-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.~~

This Statement of Information was prepared on: 17 April 2026


**135/17 POTTERS HILL ROAD SAN
REMO VIC 3925**
 2
  2
  2

Sold Price

\$400,000

Sold Date

15-Jan-25

Distance

0.05km
**359/17 POTTERS HILL ROAD SAN
REMO VIC 3925**
 2
  1
  1

Sold Price

^{RS} **\$212,000** ^{UN}

Sold Date

17-Mar-26

Distance

0.05km
**419/17 POTTERS HILL ROAD SAN
REMO VIC 3925**
 2
  1
  -

Sold Price

\$240,999

Sold Date

02-Feb-26

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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