

## 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  
51-53 SEAGULL DRIVE LOCH SPORT VIC 3851

### Indicative selling price

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

Single Price  or range between  \$620,000 &  \$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Loch Sport
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
20 SEAGULL DRIVE LOCH SPORT VIC 3851	\$645,000	04-Oct-25
26 SEAGULL DRIVE LOCH SPORT VIC 3851	\$600,000	12-Feb-25
9 PELICAN STREET LOCH SPORT VIC 3851	\$649,500	20-Sep-24

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: 20 January 2026



Harley Robinson

M 0400119415

E harley.robinson@eldersrealestate.com.au



**20 SEAGULL DRIVE LOCH SPORT**  
VIC 3851

Sold Price

**\$645,000** Sold Date **04-Oct-25**

3 2 6

Distance **0.05km**



**26 SEAGULL DRIVE LOCH SPORT**  
VIC 3851

Sold Price

**\$600,000** Sold Date **12-Feb-25**

5 3 5

Distance **0.07km**



**9 PELICAN STREET LOCH SPORT**  
VIC 3851

Sold Price

**\$649,500** Sold Date **20-Sep-24**

4 3 4

Distance **1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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