

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

49 BEACH ROAD MARLO VIC 3888

Indicative selling price

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

Single Price

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Marlo

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

73 MOTS BEACH AVENUE MARLO VIC 3888	\$830,000	07-Apr-25
19 SALENI DRIVE MARLO VIC 3888	\$750,000	21-Jan-26
21 WILLIS AVENUE MARLO VIC 3888	\$700,000	04-Dec-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: 22 April 2026


73 MOTS BEACH AVENUE MARLO VIC 3888
 3  2  5

Sold Price

\$830,000

Sold Date

07-Apr-25

Distance

1.59km

19 SALENI DRIVE MARLO VIC 3888
 3  2  2

Sold Price

\$750,000

Sold Date

21-Jan-26

Distance

1.01km

21 WILLIS AVENUE MARLO VIC 3888
 3  -  -

Sold Price

\$700,000

Sold Date

04-Dec-24

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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