GOLDEN BEACH
REAL ESTATE PTY LTD
COASTAL & RURAL SPECIALISTS

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: 54 Toorak Avenue, Loch Sport 3851

Indicative selling price

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

Range: $290,000 To $319,000

Median sale price

Median price: $379,500 Property type: House Suburb: Loch Sport

Period - From: Dec 2025 to: Feb 2026 Source: Pricefinder

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
7 Sanctuary Road, Loch Sport 3851	$275,000	19/12/2025
24 Cristopher Court, Loch Sport 3851	$295,000	17/12/2025
60 Wilhelm Street, Loch Sport 3851	$329,000	24/10/2025

This Statement of Information was prepared on: 8th February 2026

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