

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
72 BACK BEACH 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		or range between	\$730,000	&	\$790,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$850,000	Property type	House	Suburb	San Remo
Period-from	01 Jan 2025	to	31 Dec 2025	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
7 PHILLIP ISLAND ROAD SAN REMO VIC 3925	\$675,000	05-Jul-25
15 BACK BEACH ROAD SAN REMO VIC 3925	\$792,000	09-Oct-25
14 BOATHAVEN GROVE SAN REMO VIC 3925	\$820,000	01-Jul-25

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: 12 January 2026



7 PHILLIP ISLAND ROAD SAN REMO VIC 3925

2 1 1

Sold Price

\$675,000 Sold Date 05-Jul-25

Distance 0.71km



15 BACK BEACH ROAD SAN REMO VIC 3925

4 2 2

Sold Price

\$792,000 Sold Date 09-Oct-25

Distance 0.29km



14 BOATHAVEN GROVE SAN REMO VIC 3925

3 2 2

Sold Price

\$820,000 Sold Date 01-Jul-25

Distance 0.6km

RS = Recent sale UN = Undisclosed Sale

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