

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

200 OCEAN BEACH ROAD SORRENTO VIC 3943

### Indicative selling price

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

Single Price

or range  
between

\$1,900,000

&

\$2,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

House

Suburb

Sorrento

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

28 SHIRLEY AVENUE SORRENTO VIC 3943	\$1,837,000	20-Nov-25
31 SHIRLEY AVENUE SORRENTO VIC 3943	\$1,910,000	17-Mar-26
39 SALONIKA STREET SORRENTO VIC 3943	\$1,840,000	13-Mar-26

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2026

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**28 SHIRLEY AVENUE SORRENTO  
VIC 3943**

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Sold Price **\$1,837,000** Sold Date **20-Nov-25**Distance **0.59km****31 SHIRLEY AVENUE SORRENTO  
VIC 3943**

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Sold Price **\$1,910,000** Sold Date **17-Mar-26**Distance **0.67km****39 SALONIKA STREET SORRENTO  
VIC 3943**

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Sold Price <sup>RS</sup> **\$1,840,000** Sold Date **13-Mar-26**Distance **1.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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