

# 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

10 Steen Avenue, Shoreham VIC 3916

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,600,000

### Median sale price

Median price

\$1,967,500

Property Type

House

Suburb

Shoreham

Period - From

18/09/2025

to

17/03/2026

Source

pdol

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

**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 six months.

Address of comparable property	Price	Date of sale
3 Oxford St, Shoreham Vic	\$1,450,000	28/11/2025
8 Myers Dr, Shoreham Vic	\$1,635,000	11/11/2025

This Statement of Information was prepared on:

18/03/2026