

# 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

35 Byrnes Road, Shoreham VIC 3916

### Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

### Median sale price

Median price

\$2,225,000

Property Type

House

Suburb

Shoreham

Period - From

05/05/2025

to

04/11/2025

Source

pdol

### 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15 Beach Rd, Shoreham Vic	\$2,760,000	04/06/2025
21 Nelson St, Shoreham Vic	\$2,525,000	22/05/2025
33 Marine Pde, Shoreham Vic	\$1,860,000	22/06/2025

This Statement of Information was prepared on:

05/11/2025