

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

15 LORIS STREET, SILVAN VIC 3795

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$800,000 to \$850,000

Median sale price

Median price \$1,381,250 Property type House Suburb SILVAN

Period - From 01/01/2025 to 31/12/2025 Source **Comparable property sales**

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 |
|---------------------------------------|-----------|--------------|
| 13 HENDERSON HILL RD, SILVAN VIC 3795 | \$830,000 | 21/11/2025 |

This Statement of Information was prepared on: 05/02/2026