

## 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

15 LORIS STREET, SILVAN VIC 3795

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