

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

16 Foreshore Road, Mcloughlins Beach, Vic 3874

### Indicative selling price

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

Single price

\$570,000

### Median sale price

Median price

\$410,000

Property type

House

Suburb

Mcloughlins Beach


Period - From

01/06/2025

to

31/05/2026

Source

 PropTrack

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

**A\*** ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
2-4 Foreshore Road, Mcloughlins Beach, VIC 3874	\$460,000	03/07/2025
76 Mcloughlins Road, Mcloughlins Beach, VIC 3874	\$410,000	25/07/2025

OR

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

This Statement of Information was prepared on: 18/06/2026