

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 1 PS516707

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

LEGAL DESCRIPTION
1\PS516707

COUNCIL PROPERTY NUMBER
7186

LAND SIZE
293m² Approx

ORIENTATION
North

FRONTAGE
15.12m Approx

ZONES
GRZ - General Residential Zone - Schedule 1

OVERLAYS
DDO - Design And Development Overlay - Schedule 1
VPO - Vegetation Protection Overlay - Schedule 3

Property Sales Data

Unit
🛏️ 4 🏡 2 🚗 1

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$0	16/12/2013	16/12/2013
\$390,000	29/01/2007	20/02/2007

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (11302 m)
Koonwarra Village School (21298 m)

CLOSEST PRIMARY SCHOOLS
Inverloch Primary School (466 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (12004 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 142 Homes

STATE AVERAGE
1 in 76 Homes

COUNCIL AVERAGE
1 in 159 Homes

Council Information - Bass Coast

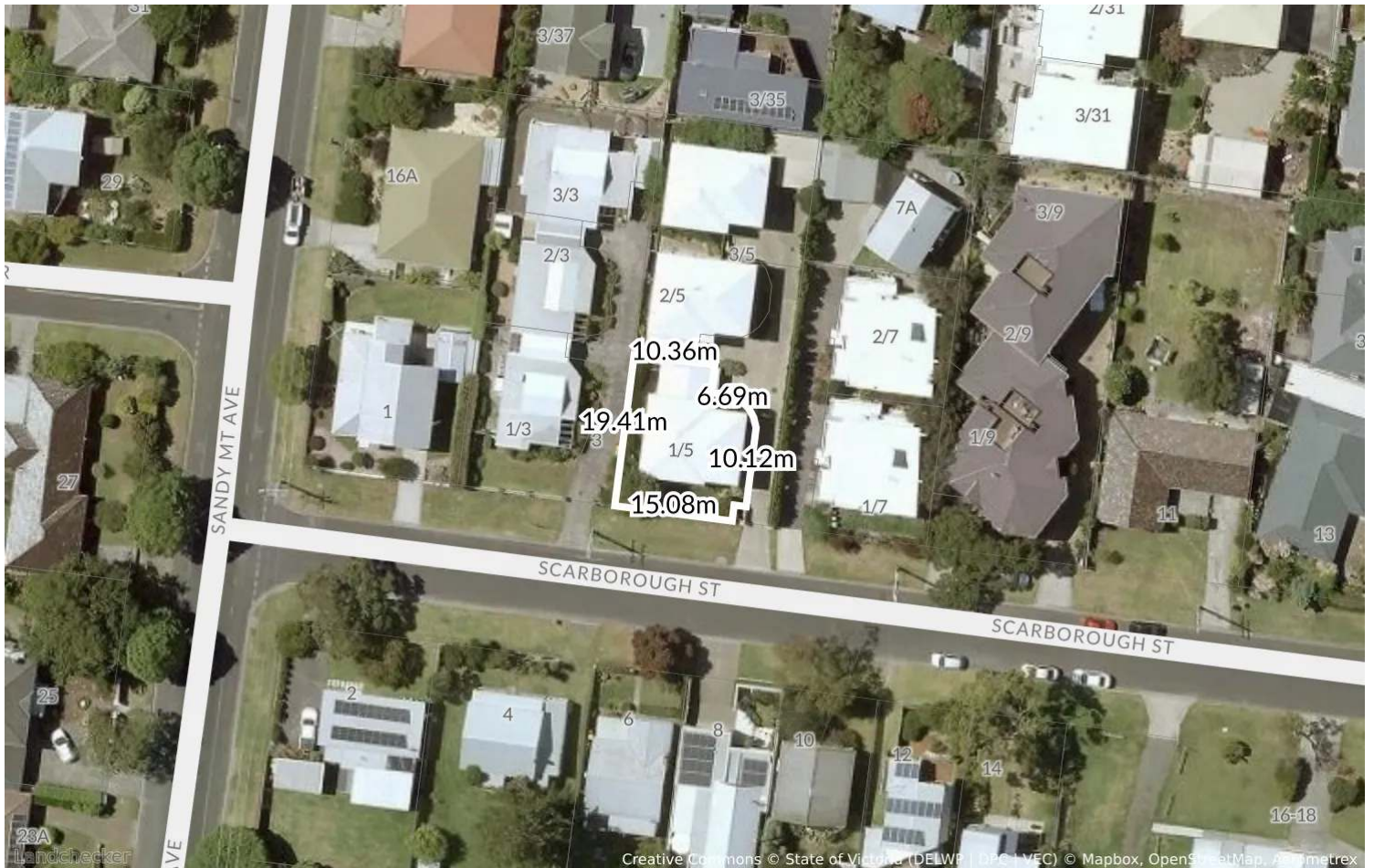
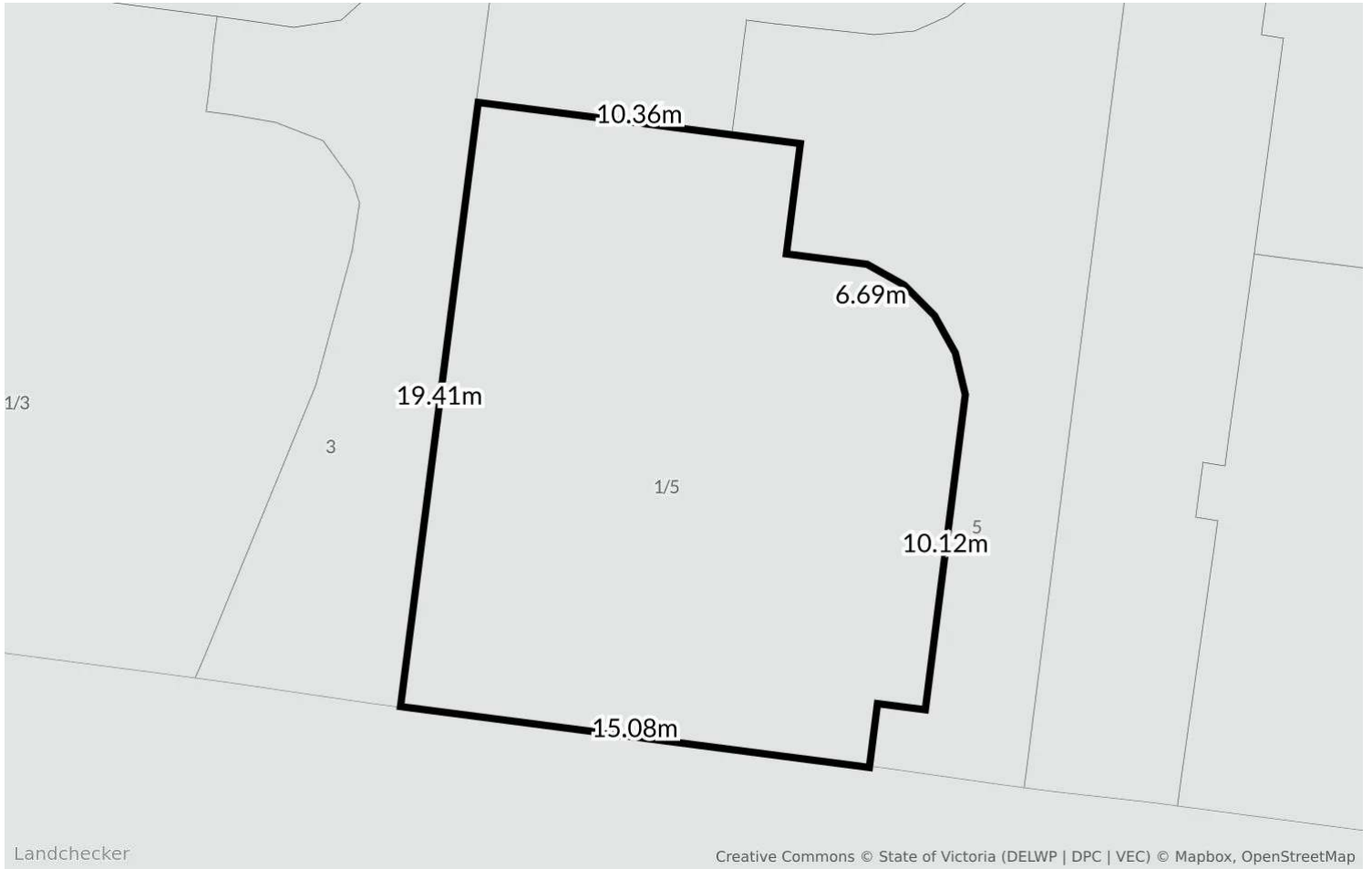
PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

WEBSITE
<http://www.basscoast.vic.gov.au/>

SITE DIMENSIONS

1/5 Scarborough Street, Inverloch Vic 3996



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

1/5 Scarborough Street, Inverloch Vic 3996

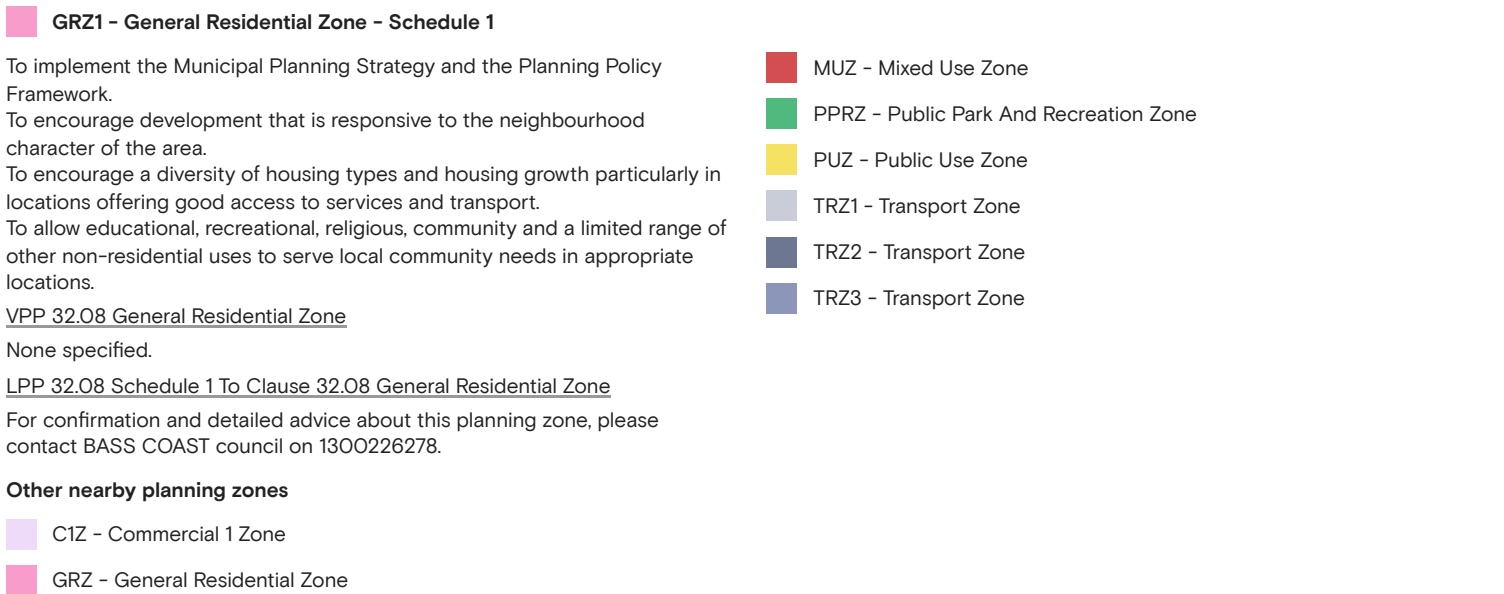
Status	Code	Date	Description
APPROVED	GC189	21/08/2025	Rezones land that has been declared a freeway or arterial road under the Road Management Act 2004 to the Transport Zone 2, following the completion of transport projects.
APPROVED	VC279	20/08/2025	The amendment makes changes to the land use definition of Minor utility installation in the Victoria Planning Provisions and all planning schemes to ensure the appropriate planning assessment of large battery storage systems.
APPROVED	VC290	15/08/2025	The Amendment changes the VPP and 63 planning schemes in Victoria by making Abattoir a section 1 use in the Table of Uses where specified siting, design and amenity conditions are met in clause 35.04 Green Wedge Zone, clause 35.07 Farming Zone and clause 35.08 Rural Activity Zone.
APPROVED	C169basc	14/08/2025	The amendment rezones land at King Road, Corinella from the Farming Zone (FZ) to the Public Use Zone - Schedule 1 - Service and Utility (PUZ1) to facilitate the operation and expansion of the King Road Wastewater Treatment Plant operated by Westernport Region Water Corporation.
APPROVED	VC280	13/08/2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.
APPROVED	VC282	13/08/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.
APPROVED	VC276	01/08/2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
APPROVED	C174basc	30/07/2025	Implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.
APPROVED	VC258	03/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC253	02/07/2025	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing

Status	Code	Date	Description
			Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.
APPROVED	VC247	02/07/2025	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.
APPROVED	VC250	02/07/2025	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
APPROVED	VC219	02/07/2025	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.
APPROVED	VC267	01/07/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC269	01/07/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC286	30/06/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
APPROVED	VC275	26/06/2025	The amendment introduces a planning exemption for outdoor dining on public land

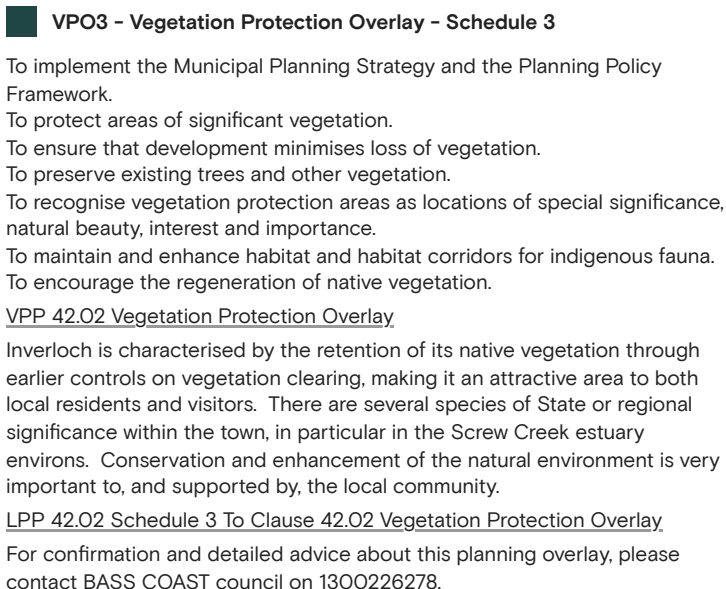
PROPOSED PLANNING SCHEME AMENDMENTS

1/5 Scarborough Street, Inverloch Vic 3996

No proposed planning scheme amendments for this property

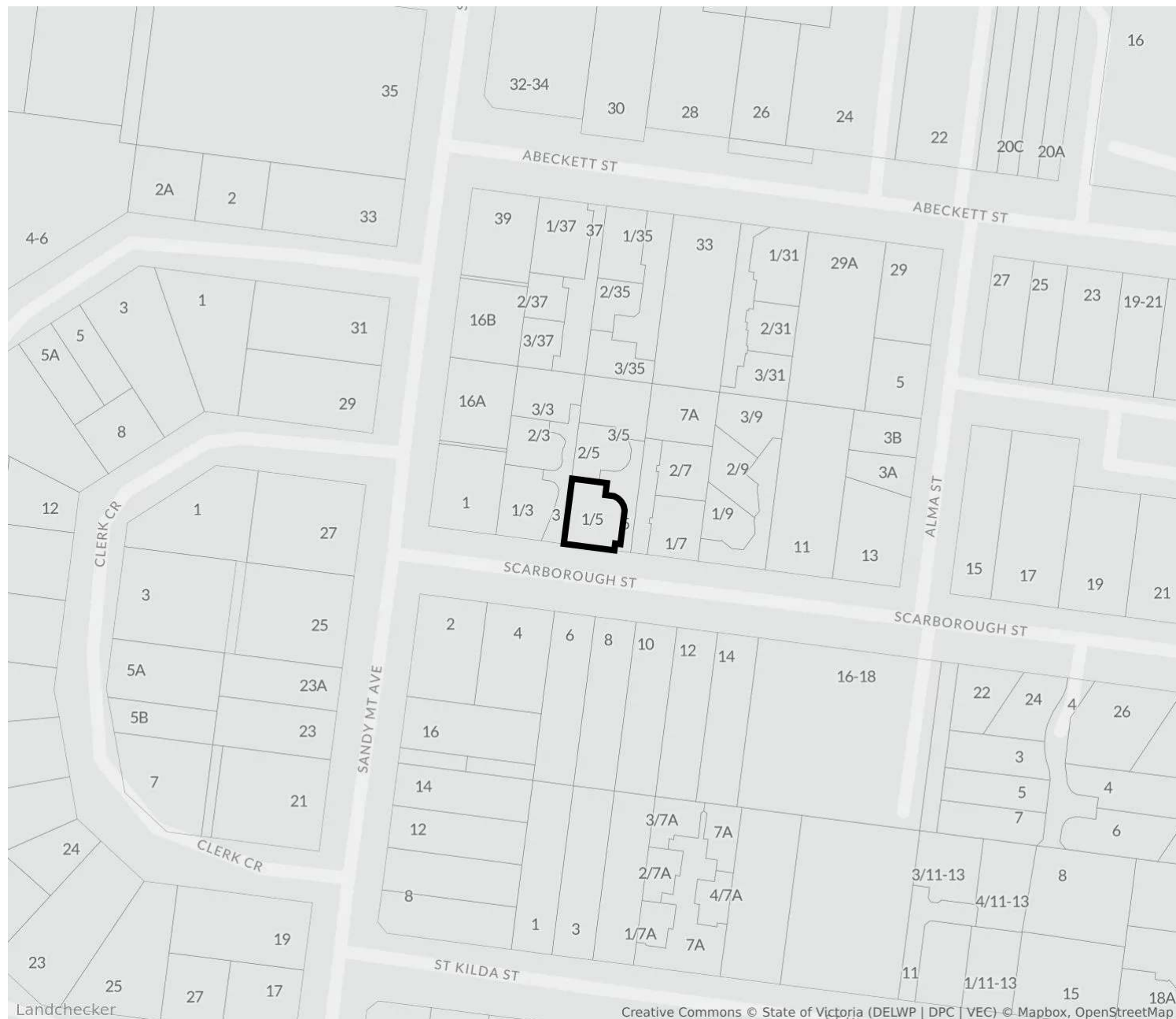






NEARBY OVERLAYS

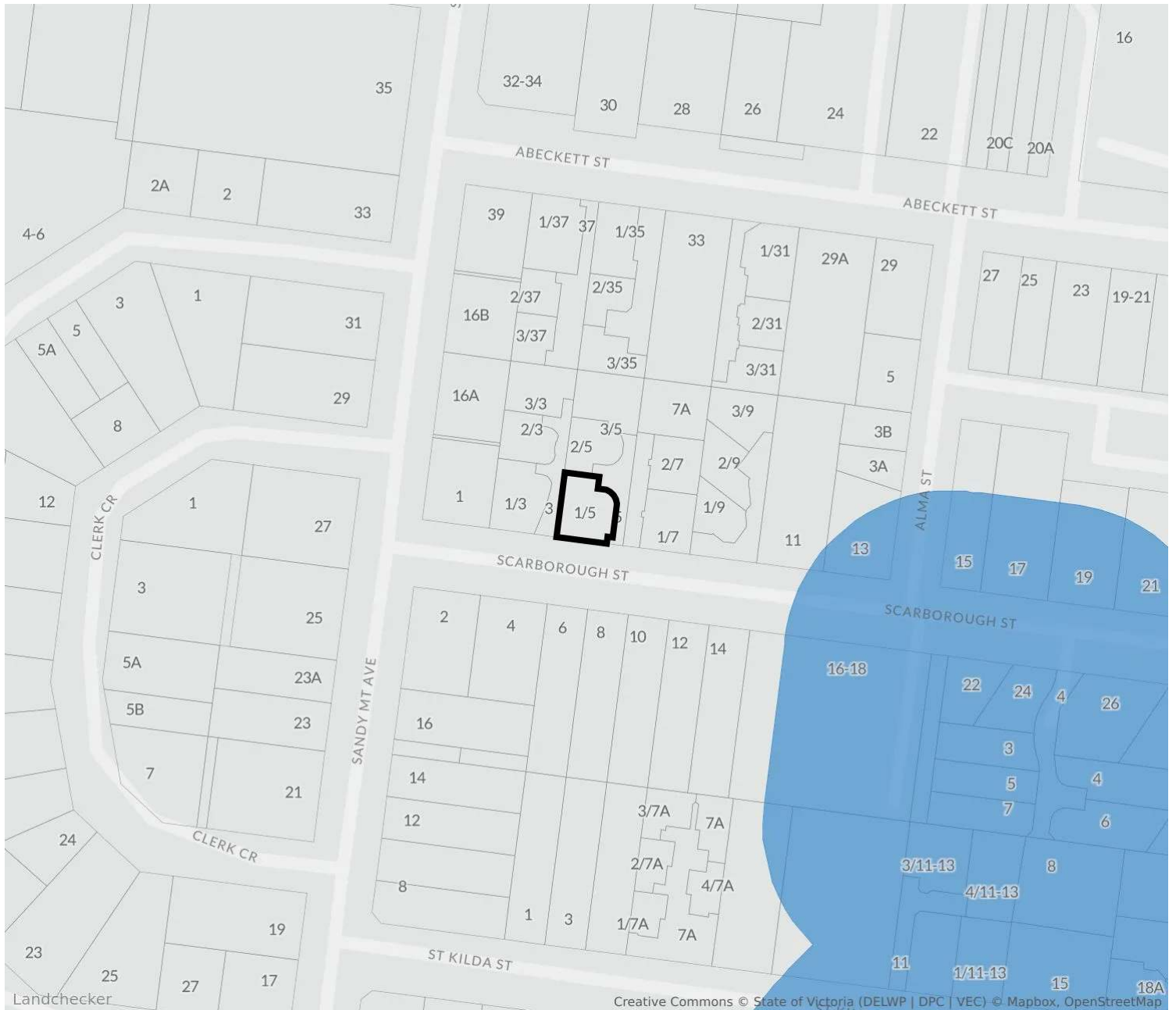
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DDO - Design And Development Overlay

HO - Heritage Overlay

For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



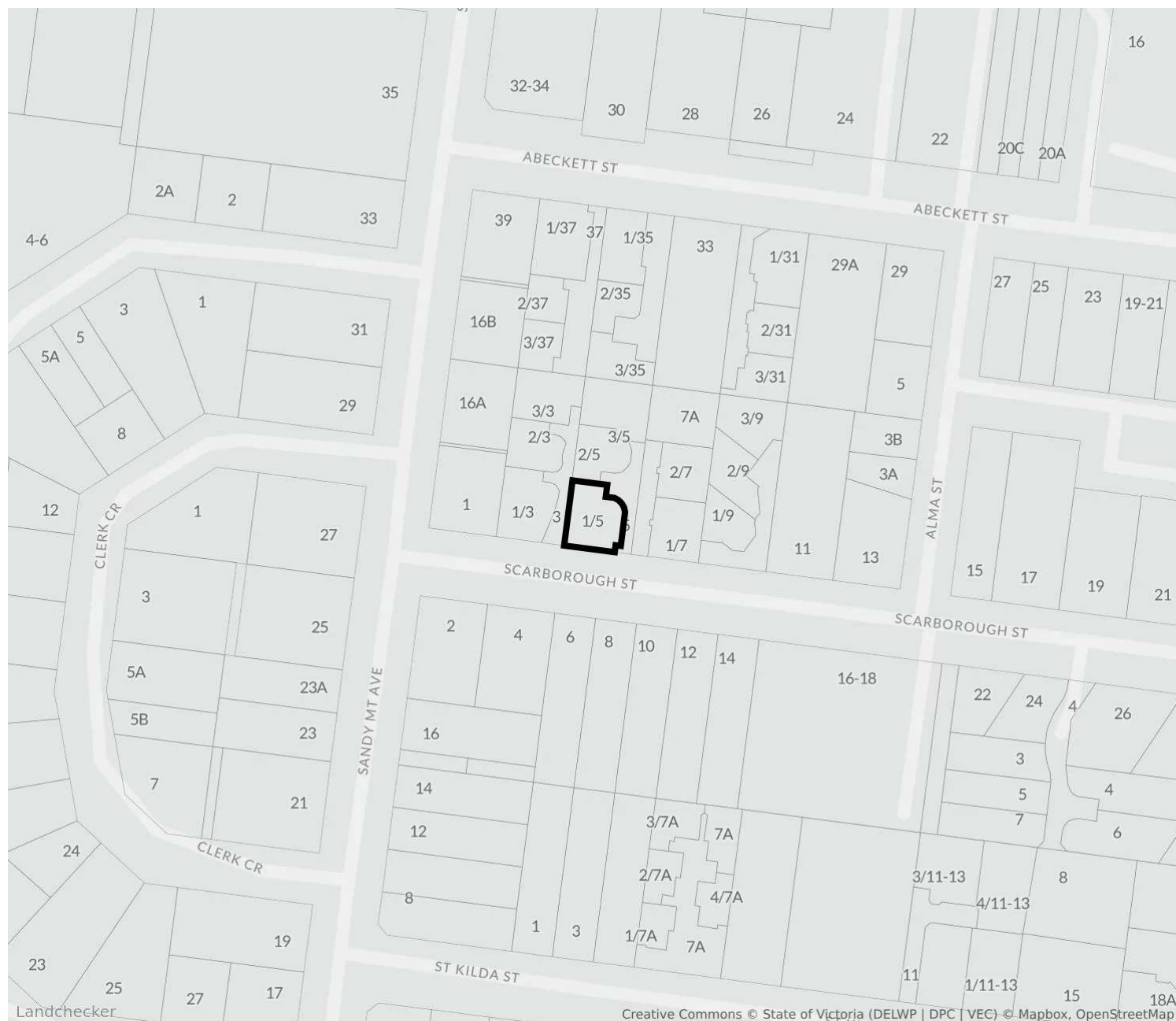
Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact BASS COAST council on 1300226278.

BUSHFIRE PRONE AREA

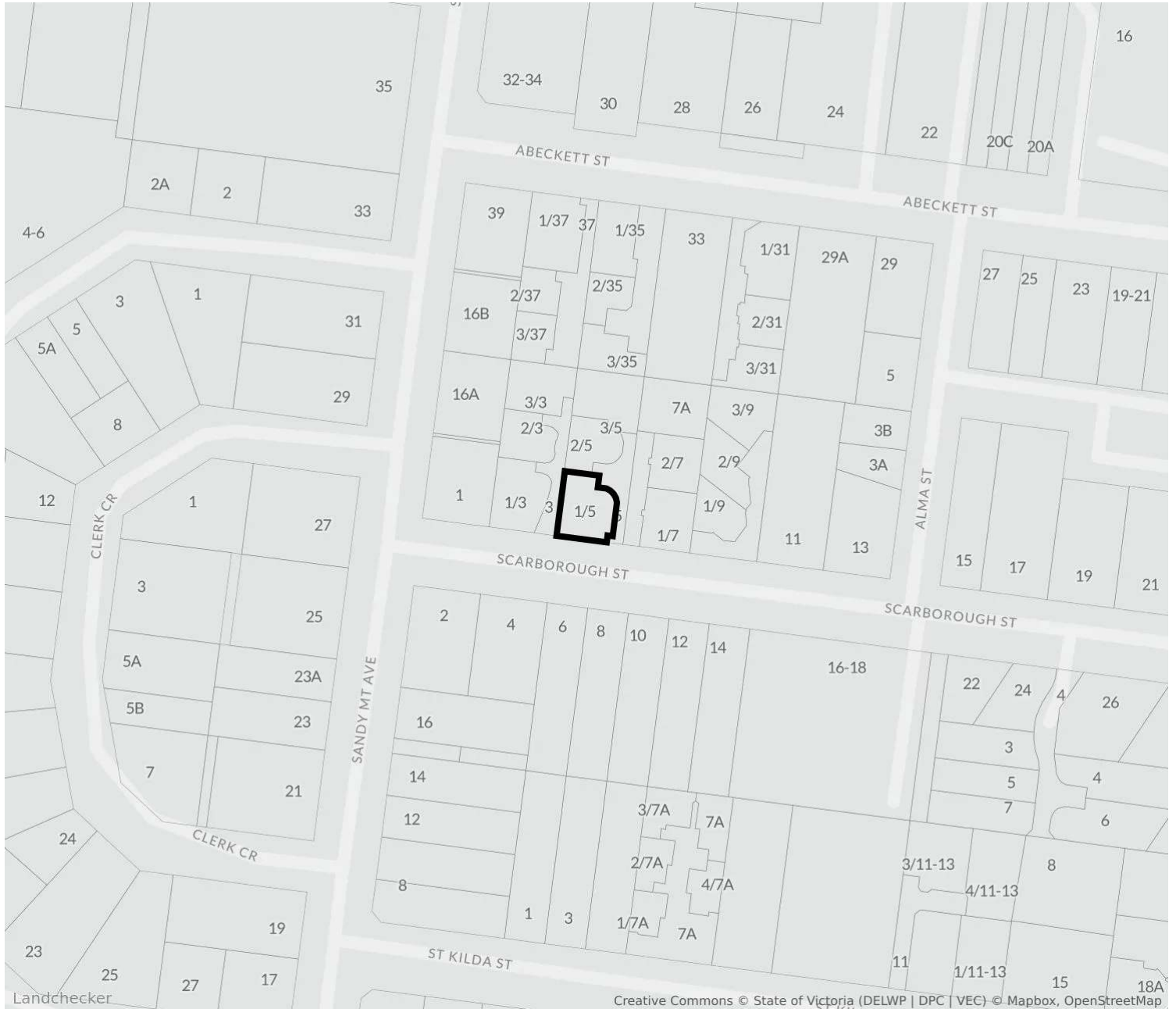
1/5 Scarborough Street, Inverloch Vic 3996



Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact BASS COAST council on 1300226278.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on 1300226278.



For confirmation and detailed advice about the easement on or nearby this property, please contact BASS COAST council on 1300226278.

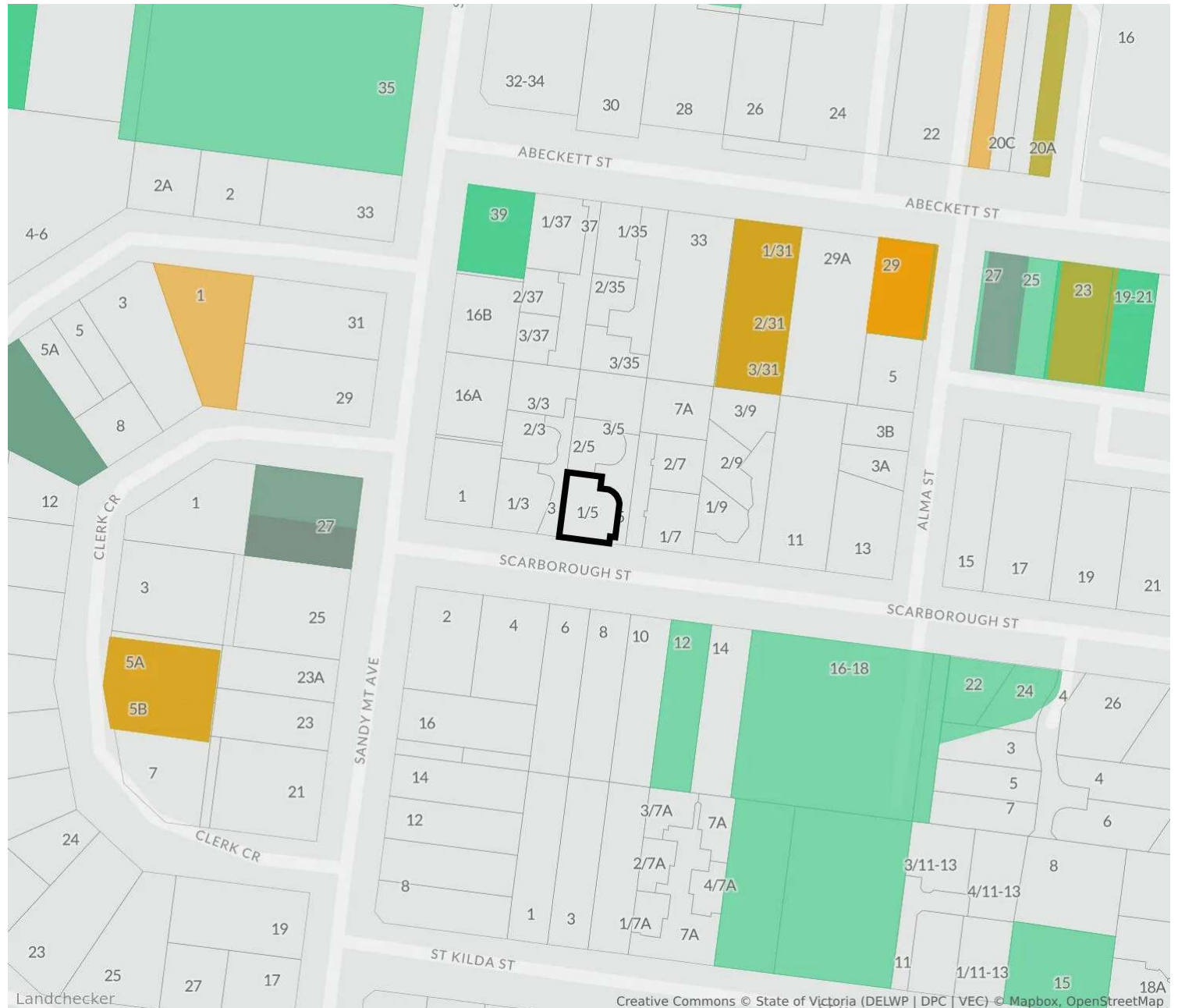


Status	Code	Date	Description
APPROVED	030632	06/11/2003	Three lot subdivision.
OTHER	00734	01/05/2002	Develop and use a dual occupancy.
APPROVED	00319	11/08/2000	Develop and use three units.

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.

NEARBY PLANNING PERMITS

1/5 Scarborough Street, Inverloch Vic 3996



Status	Code	Date	Address	Description
PENDING	PDPLANPER-2025/000139	Received 19/02/2025	<u>1 The Crescent, Inverloch</u>	Removal of restrictive covenant 1375247.
PENDING	220386 - PC1	Received 14/02/2023	<u>3/23 A'Beckett Street, Inverloch</u>	Buildings and works in a Commercial Zone
PENDING	190292 - EOT - 1	Received 15/12/2022	<u>29 A'Beckett Street, Inverloch</u>	Development of land for additional dwelling
PENDING	190292 - 1 - PC4	Received 30/11/2022	<u>29 A'Beckett Street, Inverloch</u>	Development of land for additional dwelling
PENDING	190292 - 1 - PC3	Received 24/11/2022	<u>29 A'Beckett Street, Inverloch</u>	Development of land for additional dwelling
PENDING	190018 - EOT - 1	Received 01/09/2022	<u>34a Freda Street, Inverloch</u>	Development of the land for two dwellings in the GRZ1 - FIRST EXTENSION OF TIME REQUEST RECEIVED
PENDING	210416 - PC2	Received 30/03/2022	<u>31 A'Beckett Street, Inverloch</u>	Subdivision of land into 3 lots - Plans to Comply - Civil Plans - Condition 10

Status	Code	Date	Address	Description
PENDING	210416 - PC1	Received 16/03/2022	31 A'Beckett Street, Inverloch	Subdivision of land into 3 lots - Plans to Comply Condition 11 - S173 Agreement
PENDING	190407 -PC1	Received 29/03/2021	12 Ramsey Boulevard, Inverloch 12 Ramsey Boulevard, Inverloch	Development of land for a dwelling with construction of a new crossover to a RZ1 and removal of vegetation in DDO1 and VPO3 -Plans to Comply - Amended Plans - Condition1
PENDING	190407 - PC1	Received 29/03/2021	12 Ramsey Boulevard, Inverloch	Development of land for a dwelling with construction of a new crossover to a RZ1 and removal of vegetation in DDO1 and VPO3 - Plans to Comply - Amended Plans - Condition 1
PENDING	190292 -PC2	Received 18/12/2020	29 A'Beckett Street, Inverloch	Development of land for additional dwelling (retention of existing dwelling and one new dwelling) - Plans to Comply - Stormwater plans - Condition 11
PENDING	190292 - PC2	Received 18/12/2020	29 A'Beckett Street, Inverloch	Development of land for additional dwelling
PENDING	190292 -PC1	Received 27/10/2020	29 A'Beckett Street, Inverloch	Development of land for additional dwelling (retention of existing dwelling and one new dwelling) - Plans to Comply - Amended plans- Condition 1
PENDING	190292 - PC1	Received 27/10/2020	29 A'Beckett Street, Inverloch	Development of land for additional dwelling
PENDING	190018 -PC1	Received 02/12/2019	34a Freda Street, Inverloch	Development of the land for two dwellings in the GRZ1 - Plans to Comply - Condition 4 -Drainage Plans
PENDING	190018 - PC1	Received 02/12/2019	34a Freda Street, Inverloch	Development of the land for two dwellings in the GRZ1 - Plans to Comply - Condition 4 - Drainage Plans
PENDING	180174 -PC2	Received 30/08/2018	5 Clerk Crescent, Inverloch	Subdivide the land into two
PENDING	180174 -PC1	Received 22/08/2018	5 Clerk Crescent, Inverloch	Subdivide the land into two
PENDING	160215 -PC3	Received 29/11/2017	8 & 10 The Crescent, Inverloch	Subdivision of the land into five lots -Condition 3, 4 Management of Common Space & Condition 5 Waste Management Plan
PENDING	160215 -PC2	Received 20/07/2017	8 & 10 The Crescent, Inverloch	Subdivision of the land into five lots - Civil Plans to Comply - Condition 7
PENDING	150326 -PC1	Received 19/05/2016	29 A'Beckett Street, Inverloch	Construction and use of an art and craft centre, erect advertising sign and reduction in car parking - Plans to Comply - Revised Development plans
PENDING	140306 - 1- PC4	Received 17/12/2015	10 The Crescent, Inverloch	7 lot subdivision and vegetation removal -Plans To Comply EMP
PENDING	140306 -PC2	Received 13/10/2015	10 The Crescent, Inverloch	7 lot subdivision and vegetation removal -Plans to Comply - Condition 9 - Civil Plans
PENDING	140306 -PC1	Received 04/09/2015	10 The Crescent, Inverloch	7 lot subdivision and vegetation removal -Condition 4 and 5 Native Vegetation Credit Register
APPROVED	PDPERAMD- 2024/000873- 1	18/12/2024	7 The Crescent, Inverloch	Amendment to a permit to change the statement of what the permit allows (two lot subdivision).
APPROVED	PDPLANPER- 2024/001997	06/09/2024	1 A'Beckett St, Inverloch	Alterations and additions to a hotel in a commercial 1 zone (c1z) and heritage overlay (ho) and display of business identification signage on a building in a ho82.
APPROVED	PDPLANPER- 2023/000873	26/03/2024	7 The Crescent, Inverloch	Construction of two dwellings on a lot in the general residential zone (grz1) and design and development overlay (ddo1).
APPROVED	PDPLANPER- 2023/001188	23/02/2024	1 A'Beckett St, Inverloch	Buildings and works associated with a hotel in a commercial zone (c1z) and heritage overlay (ho82).

Status	Code	Date	Address	Description
APPROVED	PDPLANPER-2023/000853	24/10/2023	<u>16-18 Scarborough St, Inverloch</u>	Erect a promotional sign in a general residential zone (grz1).
APPROVED	210247	12/05/2023	<u>The Esplanade, Inverloch</u>	Use of land for retail premises and accommodation (limited to accommodation in serviced rooms for persons away from their normal place of residence), construction of a residential building and buildings and works associated with a mixed use development, alteration of access into a transport zone schedule 2 and a reduction in the required car parking rate.
APPROVED	230017	07/03/2023	<u>Tomo Modern Japanese 1/23 A'Beckett St, Inverloch</u>	Extension to the red line area associated with a liquor licence.
APPROVED	220386	31/01/2023	<u>A'Beckett St Veterinary Clinic 3/23 A'Beckett St, Inverloch</u>	Buildings and works in a commercial zone (c1z).
APPROVED	190292 - 1	20/10/2022	<u>29 A'Beckett St, Inverloch</u>	Amendment to the plans for the development of the land for an additional dwelling by: ? raising the floor levels and maximum building height ? reducing the retaining wall and cut to site along the southern boundary ? making minor adjustments to th.
APPROVED	210503	31/05/2022	<u>2 Ramsey Boulevard, Inverloch</u> <u>2 Ramsey Boulevard, Inverloch</u>	Use of the land for the sale and consumption of liquor (restaurant and cafe licence).
APPROVED	220014	23/03/2022	<u>6/20 The Crescent, Inverloch</u>	Extension to a dwelling on a lot less than 300sqm in a general residential zone (grz1).
APPROVED	210425	13/12/2021	<u>34a Freda Street, Inverloch</u>	Two lot subdivision in accordance with development permit for two dwellings.
APPROVED	210416	09/12/2021	<u>31 A'Beckett Street, Inverloch</u>	Subdivision of land into 3 lots.
APPROVED	210128	15/07/2021	<u>27 Sandy Mount Av, Inverloch</u> <u>27 Sandy Mount Av, Inverloch</u>	Subdivision of land into two lots in grz1 and ddo1, and variation of restrictive covenant 1314332.
OTHER	200400	08/03/2021	<u>The Esplanade, Inverloch</u> <u>The Esplanade, Inverloch</u>	Use of land for retail premises (excluding adult sex product shop), buildings and works associated with a mixed use development in the muz and ddo10 (in excess of 9.5 metres in height), a reduction in the required car parking rate and alteration of a.
OTHER	200264	21/12/2020	<u>27 Sandy Mount Av, Inverloch</u> <u>27 Sandy Mount Av, Inverloch</u>	Subdivision of land into two (2) lots and removal of restrictive covenant.
APPROVED	190292	20/10/2020	<u>29 A'Beckett St, Inverloch</u>	Development of land for additional dwelling (retention of existing dwelling and one new dwelling).
APPROVED	190407	13/10/2020	<u>12 Ramsey Boulevard, Inverloch</u> <u>12 Ramsey Bvd, Inverloch</u>	Development of land for a dwelling with construction of a new crossover to a rz1 and removal of vegetation in ddo1 and vpo3.
APPROVED	190394	14/08/2020	<u>31 A'Beckett Street, Inverloch</u>	Development of land for three dwellings.
APPROVED	040626 - 1	24/04/2020	<u>9 A'Beckett St, Inverloch</u>	Increasing the area liquor is allowed to be consumed or supplied under an existing licence.
OTHER	190126	01/10/2019	<u>7 The Crescent, Inverloch</u>	Remove covenant 1460271.
APPROVED	190018	16/09/2019	<u>34a Fredastreet, Inverloch</u>	Development of the land for two dwellings in the grz1.
APPROVED	180013 -1	21/03/2019	<u>5 Wyeth Place, Inverloch</u>	Ending of cluster subdivision CS1615, removal of the Scheme of Development for CS1615 and re-subdivision of land - Amendment
APPROVED	180064	07/01/2019	<u>39 A'Beckett St, Inverloch</u>	Building and works for the construction of a dwelling, an extension to a medical centre and a reduction in the car parking requirement in the grz1 and ddo1.
APPROVED	180174	15/08/2018	<u>5 Clerk Crescent, Inverloch</u>	Subdivide the land into two (2) lots.
OTHER	140306 -PC3		<u>10 The Crescent, Inverloch</u>	7 lot subdivision and vegetation removal -Plans to Comply - Condition 1(ayf

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.

PROPTRACK COMPARABLE SALES

1/5 Scarborough Street, Inverloch Vic 3996



UNIT 3 3 SCARBOROUGH ST INVERLOCH VIC 3996

🛏 3 🚿 1 🚗 1

LAND AREA	281m ²
TYPE	Unit
LAST SALE	\$560,000 (26/03/2025)
ZONE	GRZ



16B SANDY MOUNT AVE INVERLOCH VIC 3996

🛏 1 🚿 1 🚗 1

LAND AREA	474m ²
TYPE	House
LAST SALE	\$687,000 (05/04/2025)
ZONE	GRZ



UNIT 3 31 ABECKETT ST INVERLOCH VIC 3996

🛏 3 🚿 2 🚗 2

LAND AREA	202m ²
TYPE	Unit
LAST SALE	\$860,000 (14/04/2025)
ZONE	GRZ



UNIT 2 31 ABECKETT ST INVERLOCH VIC 3996

🛏 3 🚿 2 🚗 2

LAND AREA	210m ²
TYPE	Unit
LAST SALE	\$850,000 (07/04/2025)
ZONE	GRZ



UNIT 1 31 ABECKETT ST INVERLOCH VIC 3996

3 2 2

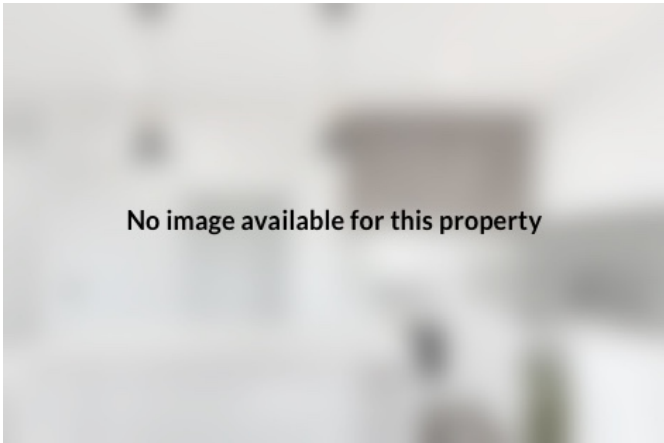
LAND AREA 329m²
TYPE Unit
LAST SALE \$1,000,000 (06/08/2025)
ZONE GRZ



6A SANDY MOUNT AVE INVERLOCH VIC 3996

4 1 2

LAND AREA 548m²
TYPE House
LAST SALE \$763,500 (08/08/2025)
ZONE GRZ



6 GOLF ST INVERLOCH VIC 3996

3 1 1

LAND AREA 379m²
TYPE House
LAST SALE \$300,000 (08/04/2025)
ZONE GRZ



7 HILLSIDE AVE INVERLOCH VIC 3996

2 1 -

LAND AREA 602m²
TYPE House
LAST SALE \$820,000 (12/05/2025)
ZONE GRZ

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