

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

1/29 PRESCOTT AVENUE SAFETY BEACH VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,162,500

Property type

House

Suburb

Safety Beach

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

1/252 DROMANA PARADE SAFETY BEACH VIC 3936	\$785,000	01-Sep-25

OR

B* 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 6 months.

This Statement of Information was prepared on: 15 September 2025

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1/252 DROMANA PARADE SAFETY BEACH VIC 3936

 5  1  2

Sold Price

^{RS} \$785,000 ^{UN}

Sold Date

01-Sep-25

Distance

1.42km

RS = Recent sale UN = Undisclosed Sale

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