

# 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

1/32 Howqua Drive, Capel Sound Vic 3940

### Indicative selling price

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

Range between

\$670,000

&

\$720,000

### Median sale price

Median price

\$770,000

Property Type

House

Suburb

Capel Sound

Period - From

01/10/2024

to

30/09/2025

Source

REIV

### 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 six 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	9 Sundew Av CAPEL SOUND 3940	\$722,000	05/08/2025
2	5 Coleman Cr CAPEL SOUND 3940	\$722,300	08/06/2025
3			

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 six months.

This Statement of Information was prepared on:

09/10/2025 11:55

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3 1 4

**Property Type:** House (Res)  
**Land Size:** 387 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$670,000 - \$720,000  
**Median House Price**  
Year ending September 2025: \$770,000

## Comparable Properties



**9 Sundew Av CAPEL SOUND 3940 (REI)**

**Agent Comments**

3 1 6

**Price:** \$722,000  
**Method:** Private Sale  
**Date:** 05/08/2025  
**Property Type:** House  
**Land Size:** 594 sqm approx



**5 Coleman Cr CAPEL SOUND 3940 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$722,300  
**Method:** Private Sale  
**Date:** 08/06/2025  
**Property Type:** House  
**Land Size:** 580 sqm approx

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.