

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

1/486 EASTBOURNE ROAD CAPEL SOUND VIC 3940

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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

2/10 MOORFIELD AVENUE ROSEBUD VIC 3939	\$750,000	29-Apr-25
2/12 MURROWONG AVENUE ROSEBUD VIC 3939	\$795,000	28-Jan-25
51 TRUEMANS ROAD CAPEL SOUND VIC 3940	\$820,000	25-Jan-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: 07 May 2025



**2/10 MOORFIELD AVENUE
ROSEBUD VIC 3939**

4 2 2

Sold Price ^{RS} **\$750,000** Sold Date **29-Apr-25**

Distance **1.22km**



**2/12 MURROWONG AVENUE
ROSEBUD VIC 3939**

3 2 2

Sold Price **\$795,000** Sold Date **28-Jan-25**

Distance **1.65km**



**51 TRUEMANS ROAD CAPEL
SOUND VIC 3940**

3 2 2

Sold Price **\$820,000** Sold Date **25-Jan-25**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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