

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd
Fingal VIC 3939

Property offered for sale

Address
Including suburb or
locality and postcode

1 Watsons Bend Fingal, 3939

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range \$1,395,000-\$1,450,000

Median sale price - House

(*Delete house or unit as applicable)

Median price

\$1,762,500

House

Suburb
or locality

Fingal, Vic 3939

Period - From

June 2024

to

May 2025

Source

Realestate.com.au

Comparable property sales.

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: 17 June 2025

COUPERS REALTY
MOONAH LINKS, FINGAL VICTORIA 3939

17/06/2025