

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

10 WHIPSTAFF LANE 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Aug 2024

to

31 Jul 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

6/315 DROMANA PARADE SAFETY BEACH VIC 3936	\$825,000	14-Jul-25
5 BINNACLE COURT SAFETY BEACH VIC 3936	\$900,000	26-Feb-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.

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6/315 DROMANA PARADE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

^{RS}

\$825,000

Sold Date

14-Jul-25

Distance

0.79km



5 BINNACLE COURT SAFETY BEACH VIC 3936

 4  2  1

Sold Price

\$900,000

Sold Date

26-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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