

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

14/140 COUNTRY CLUB DRIVE 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

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

9/102A COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$615,000	18-Jan-25
5/150 DROMANA PARADE SAFETY BEACH VIC 3936	\$740,000	19-Sep-25
15/140 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$578,000	07-Mar-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: 29 September 2025

Jim Arvanitakis
P 03598500
M 0416267803
E jim.arvanitakis@shoreline.rh.com.au



9/102A COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

2 1 1

Sold Price **\$615,000** Sold Date **18-Jan-25**

Distance **0.3km**



5/150 DROMANA PARADE SAFETY BEACH VIC 3936

2 1 1

Sold Price ^{RS} **\$740,000** Sold Date **19-Sep-25**

Distance **1.49km**



15/140 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

2 1 1

Sold Price **\$578,000** Sold Date **07-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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