

## 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

16 DECK TERRACE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,171,250

Property type

House

Suburb

Safety Beach

Period-from

01 Oct 2024

to

30 Sep 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 120 RYMER AVENUE SAFETY BEACH VIC 3936 | \$1,051,000 | 07-Aug-25 |
| 32A KNOTT STREET SAFETY BEACH VIC 3936 | \$1,075,000 | 04-Aug-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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## 120 RYMER AVENUE SAFETY BEACH VIC 3936

4 2 1

Sold Price <sup>RS</sup> **\$1,051,000** <sup>UN</sup> Sold Date **07-Aug-25**

Distance **0.11km**



## 32A KNOTT STREET SAFETY BEACH VIC 3936

3 2 3

Sold Price <sup>RS</sup> **\$1,075,000** Sold Date **04-Aug-25**

Distance **0.25km**

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

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