

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

17 Coleman Crescent, Capel Sound 3940

Indicative selling price

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

Price range \$780,000-\$830,000

Median sale price - House

(*Delete house or unit as applicable)

Median price \$751,750

House

Suburb or locality Capel Sound, Vic 3940

Period - From October 2024 to September 2025

Source Realestate.com.au

Comparable property sales.

These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be the most comparable to the property.

Address	Sale Price	Date Sold
19 Curlew, Capel Sound VIC 3940	\$850,000	29 Aug 2025
7 Teal Street, Capel Sound VIC 3940	\$820,000	01 Sep 2025
62 Curlew Drive, Capel Sound VIC 3940	\$865,000	16 Oct 2025

This Statement of Information was prepared on: 20 October 2025

COUPERS LIFESTYLE PROPERTIES
MOONAH LINKS, FINGAL VICTORIA 3939

20/10/2025