

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 GALLEON CRESCENT SUNSET STRIP VIC 3922

Indicative selling price

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

Single Price

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Other

Suburb

Sunset Strip

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 BERMAGUI CRESCENT SUNSET STRIP VIC 3922	\$385,000	25-Oct-24
34 ALVINA CRESCENT SURF BEACH VIC 3922	\$395,000	24-Feb-25
14 FOAM STREET SUNDERLAND BAY VIC 3922	\$395,000	15-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 November 2025



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**10 BERMAGUI CRESCENT SUNSET
STRIP VIC 3922**

- - -

Sold Price

\$385,000

Sold Date

25-Oct-24

Distance

0.1km



**34 ALVINA CRESCENT SURF
BEACH VIC 3922**

- - -

Sold Price

\$395,000

Sold Date

24-Feb-25

Distance

2.42km



**14 FOAM STREET SUNDERLAND
BAY VIC 3922**

- - -

Sold Price

Sold Date

15-Mar-25

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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