

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

181 PHILLIP ISLAND ROAD SURF BEACH 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

or range
between

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Surf Beach

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

6 BENAMBRA COURT COWES VIC 3922	\$599,000	30-Jul-25
24 PINEDALE AVENUE CAPE WOOLAMAI VIC 3925	\$560,000	23-Aug-25
25 HIGHLAND AVENUE COWES VIC 3922	\$590,000	17-Feb-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: 01 November 2025



6 BENAMBRA COURT COWES VIC 3922

Sold Price

^{RS} **\$599,000**

Sold Date

30-Jul-25

4 2 -

Distance

8.34km



24 PINEDALE AVENUE CAPE WOOLAMAI VIC 3925

Sold Price

\$560,000

Sold Date

23-Aug-25

4 2 2

Distance

3.19km



25 HIGHLAND AVENUE COWES VIC 3922

Sold Price

\$590,000

Sold Date

17-Feb-25

3 2 2

Distance

9.67km

RS = Recent sale

UN = Undisclosed Sale

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