

# 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

19 Fern Avenue, Surf Beach, Vic 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$728,000

Property type

House

Suburb

Surf Beach

Period - From

01/07/2024

to

30/06/2025

Source



PropTrack

### 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 eighteen 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
41 Anglers Road, Sunderland Bay, VIC 3922	\$635,000	21/04/2025
11 Phillip Island Road, Sunderland Bay, VIC 3922	\$615,000	30/04/2025
29 Phillip Island Road, Sunset Strip, VIC 3922	\$590,000	31/05/2025

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 eighteen months.~~

This Statement of Information was prepared on: 14/07/2025