

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

2/28 BROADWAY CAPEL SOUND VIC 3940

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Capel Sound

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

2/28 STAUGHTON AVENUE CAPEL SOUND VIC 3940	\$635,000	29-Sep-25
1/28 BROADWAY CAPEL SOUND VIC 3940	\$735,000	30-Sep-25
2/21A HOWQUA DRIVE CAPEL SOUND VIC 3940	\$625,000	26-May-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.~~

This Statement of Information was prepared on: 15 October 2025



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2/28 STAUGHTON AVENUE CAPEL SOUND VIC 3940 Sold Price ^{RS} **\$635,000** Sold Date **29-Sep-25**

3 1 2

Distance **0.4km**



1/28 BROADWAY CAPEL SOUND VIC 3940 Sold Price ^{RS} **\$735,000** ^{UN} Sold Date **30-Sep-25**

4 1 2

Distance **0km**



2/21A HOWQUA DRIVE CAPEL SOUND VIC 3940 Sold Price **\$625,000** Sold Date **26-May-25**

2 1 1

Distance **0.82km**

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

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