

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 ELIZA STREET 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Capel Sound

Period-from

01 Dec 2024

to

30 Nov 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

6 HOWQUA DRIVE CAPEL SOUND VIC 3940	\$730,000	06-Sep-25
156 TRUEMANS ROAD TOOTGAROOK VIC 3941	\$685,000	21-Oct-25
31 MAWARRA AVENUE CAPEL SOUND VIC 3940	\$730,000	17-Oct-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: 02 December 2025



6 HOWQUA DRIVE CAPEL SOUND VIC 3940

3 1 1

Sold Price

\$730,000

Sold Date **06-Sep-25**

Distance **0.37km**



156 TRUEMANS ROAD TOOTGAROOK VIC 3941

2 1 1

Sold Price

\$685,000

Sold Date **21-Oct-25**

Distance **1.43km**



31 MAWARRA AVENUE CAPEL SOUND VIC 3940

3 1 1

Sold Price

^{RS} **\$730,000**

Sold Date **17-Oct-25**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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