

## 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 PICKINGS ROAD SAFETY BEACH VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$975,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,147,750

Property type

Other

Suburb

Safety Beach

Period-from

01 Sep 2024

to

31 Aug 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

3 PALM VISTA DRIVE SAFETY BEACH VIC 3936	\$1,025,000	27-Jul-25
20 LAKE VIEW LANE SAFETY BEACH VIC 3936	\$1,035,000	27-Jul-25
27 PRESCOTT AVENUE SAFETY BEACH VIC 3936	\$1,050,000	06-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: 02 September 2025

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### 3 PALM VISTA DRIVE SAFETY BEACH VIC 3936

 3  2  2

Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **27-Jul-25**

Distance **0.8km**



### 20 LAKE VIEW LANE SAFETY BEACH VIC 3936

 3  2  2

Sold Price <sup>RS</sup> **\$1,035,000** <sup>UN</sup> Sold Date **27-Jul-25**

Distance **0.61km**



### 27 PRESCOTT AVENUE SAFETY BEACH VIC 3936

 3  1  4

Sold Price **\$1,050,000** Sold Date **06-May-25**

Distance **0.39km**

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

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