

# 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 or  
locality and postcode

24 Pinedale Avenue, Cape Woolamai Vic 3925

### Indicative selling price

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

Single price \$579,000

### Median sale price

Median price \$689,000

Property Type House

Suburb Cape Woolamai

Period - From 11/07/2024

to 10/07/2025

Source Property Data

### 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
1	19 Phillip Island Rd CAPE WOOLAMAI 3925	\$640,000	27/03/2025
2	77a Lantana Rd CAPE WOOLAMAI 3925	\$600,000	14/03/2025
3	1 Corona Rd CAPE WOOLAMAI 3925	\$640,000	06/02/2025

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 18 months.~~

This Statement of Information was prepared on:

11/07/2025 09:26