

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 25 Balaka St Capel Sound 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 \$ 700,000 & \$ 770,000

Median sale price

Median price \$ 758,150 Property type House Suburb Capel Sound 3940

Period - From Aug 2024 to Jul 2025 Source Corelogic

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 six 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. 30 Mawarra Ave Capel Sound	\$ 696,000	7/5/2025
2. 31 Mawarra Ave Capel Sound	\$ 730,000	17/10/2025
3. 9 Sundew Ave Capel Sound	\$ 722,000	29/7/2025

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 six months.~~

This Statement of Information was prepared on: 14/11/2025