

# 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

29 THURLOO DRIVE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jun 2024

to

31 May 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 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 14 LANSELL AVENUE SAFETY BEACH VIC 3936 | \$1,080,000 | 26-Jan-25 |
| 33 PORTSIDE WAY SAFETY BEACH VIC 3936   | \$1,115,000 | 13-May-25 |
| 3 PICKINGS ROAD SAFETY BEACH VIC 3936   | \$1,115,000 | 29-Mar-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: 13 June 2025

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**14 LANSELL AVENUE SAFETY BEACH VIC 3936**

 3  3  2

Sold Price **\$1,080,000** Sold Date **26-Jan-25**

Distance **1.19km**



**33 PORTSIDE WAY SAFETY BEACH VIC 3936**

 3  2  2

Sold Price <sup>RS</sup> **\$1,115,000** Sold Date **13-May-25**

Distance **1.3km**



**3 PICKINGS ROAD SAFETY BEACH VIC 3936**

 4  2  4

Sold Price Sold Date **29-Mar-25**

Distance **1.55km**

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

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