

## 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

3/17 THE GALLEY CAPEL SOUND VIC 3940

### 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Capel Sound

Period-from

01 Feb 2025

to

31 Jan 2026

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

6/1769 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$745,000	03-Oct-25
1/32 HOWQUA DRIVE CAPEL SOUND VIC 3940	\$705,000	21-Oct-25
4/54 WOYNA AVENUE CAPEL SOUND VIC 3940	\$740,000	09-Feb-26

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: 16 February 2026



## 6/1769 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

3 2 2

Sold Price **\$745,000** Sold Date **03-Oct-25**

Distance **0.63km**



## 1/32 HOWQUA DRIVE CAPEL SOUND VIC 3940

3 1 4

Sold Price **\$705,000** Sold Date **21-Oct-25**

Distance **1.06km**



## 4/54 WOYNA AVENUE CAPEL SOUND VIC 3940

3 2 1

Sold Price <sup>RS</sup> **\$740,000** Sold Date **09-Feb-26**

Distance **0.69km**

RS = Recent sale      UN = Undisclosed Sale

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