

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 COLEMAN CRESCENT CAPEL SOUND VIC 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

\$685,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Capel Sound

Period-from

01 Aug 2024

to

31 Jul 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

5 COLEMAN CRESCENT CAPEL SOUND VIC 3940	\$722,300	03-Jun-25
18 ALLAMBI AVENUE CAPEL SOUND VIC 3940	\$690,000	07-Aug-25
25 HARRIDGE STREET ROSEBUD VIC 3939	\$680,000	25-Jun-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: 27 August 2025



5 COLEMAN CRESCENT CAPEL
SOUND VIC 3940

3

1

4

Sold Price

\$722,300

Sold Date

03-Jun-25

Distance

0.02km



18 ALLAMBI AVENUE CAPEL
SOUND VIC 3940

3

1

3

Sold Price

^{RS}\$690,000

Sold Date

07-Aug-25

Distance

0.32km



25 HARRIDGE STREET ROSEBUD
VIC 3939

3

1

3

Sold Price

\$680,000

Sold Date

25-Jun-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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