

# 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

45 Cronulla Avenue, Cape Woolamai Vic 3925

### Indicative selling price

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

Single price \$995,000

### Median sale price

Median price \$710,000

Property Type House

Suburb Cape Woolamai

Period - From 15/12/2024

to 14/12/2025

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	5 Broadwater Av CAPE WOOLAMAI 3925	\$970,000	19/09/2025
2	74 Woolamai Beach Rd CAPE WOOLAMAI 3925	\$985,000	18/07/2025
3	102 Ocean Rch CAPE WOOLAMAI 3925	\$989,000	02/05/2025

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:

15/12/2025 11:55