## Statement of Information

Property offered for sale

Median price

Period - From

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Suburb | Safety Beach

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb and postcode	Boatshed 53, Safety Beach Foreshore, VIC, 3936					
Indicative selling pr	rice					
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
Single price	\$	or range between	\$390,000	&	\$410,000	
Median sale price						

## Comparable property sales (\*Delete A or B below as applicable)

to

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.

Source Corelogic

Property type | OTHER

Address of comparable property	Price	Date of sale
1 Boatshed 44, Safety Beach Foreshore	\$450,000	19/8/25
2	\$	
3	\$	

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**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:	30/8/25



**IMPORTANT ADVICE ABOUT THE MEDIAN SALE PRICE:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980

