

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

6 HOWQUA DRIVE 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

\$750,000

&

\$800,000

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

6 KINGFISHER AVENUE CAPEL SOUND VIC 3940	\$750,000	30-Jul-25
52 ELIZABETH AVENUE CAPEL SOUND VIC 3940	\$775,000	24-Jul-25
38 HOWQUA DRIVE CAPEL SOUND VIC 3940	\$810,000	07-Aug-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



6 KINGFISHER AVENUE CAPEL SOUND VIC 3940

3 2 1

Sold Price

^{RS}

\$750,000

Sold Date

30-Jul-25

Distance

0.15km



52 ELIZABETH AVENUE CAPEL SOUND VIC 3940

3 2 3

Sold Price

^{RS}

\$775,000

Sold Date

24-Jul-25

Distance

0.44km



38 HOWQUA DRIVE CAPEL SOUND VIC 3940

3 1 4

Sold Price

^{RS}

\$810,000

Sold Date

07-Aug-25

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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