

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

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 outside 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.

Property offered for sale

Address
Including suburb or
locality and postcode

71 Jupiter Boulevard, Venus Bay 3956

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$195,000

or range between \$

&

\$

Median sale price

Median price \$135,000

Property type

Land

Suburb

Period - From 24/12/2026

to

24/06/2026

Source

Price Finder

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

Address of comparable property	Price	Date of sale
3 Lynch Rd, Venus Bay	\$173,000	April 2026
83 Canterbury Rd, Venus Bay	\$178,000	March 2026
79 Inlet View Rd, Venus Bay	\$183,000	March 2026

This Statement of Information was prepared on: 24/06/2026