

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

1/48 BROADWAY 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Jun 2025

to

31 May 2026

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

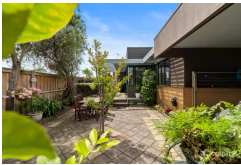
Date of sale

3/17 THE GALLEY CAPEL SOUND VIC 3940	\$675,000	05-Jun-26
13/78 WINGARA DRIVE CAPEL SOUND VIC 3940	\$650,000	20-Mar-26

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: 24 June 2026



3/17 THE GALLEY CAPEL SOUND VIC 3940

3

2

1

Sold Price

RS

\$675,000

Sold Date

05-Jun-26

Distance

0.59km



13/78 WINGARA DRIVE CAPEL SOUND VIC 3940

3

2

1

Sold Price

\$650,000

Sold Date

20-Mar-26

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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