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	14 BAYBREEZE COURT 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	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$765,000	Property type	House	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
21 ILLAROO STREET CAPEL SOUND VIC 3940	$800,000	05-Feb-26
54 TARWARRI AVENUE CAPEL SOUND VIC 3940	$810,000	23-Jan-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.

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21 ILLAROO STREET CAPEL SOUND VIC 3940

3 2 4

Sold Price **$800,000** Sold Date **05-Feb-26**

Distance **0.53km**

54 TARWARRI AVENUE CAPEL SOUND VIC 3940

3 2 1

Sold Price **$810,000** Sold Date **23-Jan-26**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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