

## 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

19 RYMER AVENUE SAFETY BEACH VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$1,390,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,171,250

Property type

Other

Suburb

Safety Beach

Period-from

01 Jan 2025

to

31 Dec 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 9 MAGGIE MEWS SAFETY BEACH VIC 3936      | \$1,200,000 | 30-Jul-25 |
| 9 SOMERSET PLACE SAFETY BEACH VIC 3936   | \$1,268,000 | 25-Aug-25 |
| 44 PALM TREE DRIVE SAFETY BEACH VIC 3936 | \$1,300,025 | 28-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: 16 January 2026

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**9 MAGGIE MEWS SAFETY BEACH  
VIC 3936**

4 2 2

Sold Price

**\$1,200,000**

Sold Date

**30-Jul-25**

Distance

**0.35km**



**9 SOMERSET PLACE SAFETY  
BEACH VIC 3936**

4 2 2

Sold Price

**\$1,268,000**

Sold Date

**25-Aug-25**

Distance

**0.13km**



**44 PALM TREE DRIVE SAFETY  
BEACH VIC 3936**

4 2 2

Sold Price

**\$1,300,025**

Sold Date

**28-Aug-25**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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