

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2/22 Fellmongers Road, Breakwater, Vic 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$500,000

&

\$550,000

Median sale price

Median price

\$540,000

Property type

Unit

Suburb

Breakwater

Period - From

01/08/2025

to

31/07/2026

Source



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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
6/37 Chapel Street, Whittington, VIC 3219	\$515,000	28/05/2026
5/9 Carruthers Court, Thomson, VIC 3219	\$505,000	20/03/2026
2/9 Helmer Crescent, Thomson, VIC 3219	\$520,000	23/12/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 07/08/2026