

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

2/3 Brendel Street, Capel Sound Vic 3940

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$770,000 Property Type House Suburb Capel Sound

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 six 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
1	2/56 Boneo Rd ROSEBUD 3939	\$650,000	24/09/2025
2			
3			

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 six months.~~

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Property Type: Unit
Land Size: 180 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending December 2025: \$770,000

Comparable Properties



2/56 Boneo Rd ROSEBUD 3939 (VG)

Agent Comments

2 - -

Price: \$650,000
Method: Sale
Date: 24/09/2025
Property Type: Flat/Unit/Apartment (Res)

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 six months.