

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 24 24 First Avenue, Cape Woolamai, VIC 3925

Indicative selling price

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

Single Price

\$0

Median sale price

Median price \$710,000 Property Type House Suburb Cape Woolamai (3925)

Period - From 01/07/2025 to 30/06/2027 Source Pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
15 TAMPA ROAD, CAPE WOOLAMAI VIC 3925	\$605,000	26/03/2026
91 WOOLAMAI BEACH ROAD, CAPE WOOLAMAI VIC 3925	\$755,000	09/02/2026
41 VISTA DRIVE, CAPE WOOLAMAI VIC 3925	\$685,000	02/02/2026

This Statement of Information was prepared on: 23/09/2026