

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

3 CASSOWARY PLACE SAFETY BEACH VIC 3936

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

\$780,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 May 2025

to

30 Apr 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

2 CASSOWARY PLACE SAFETY BEACH VIC 3936	\$825,000	12-Feb-26
2/102B COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$822,500	28-Apr-26
1/10 NOEL STREET DROMANA VIC 3936	\$830,000	06-Apr-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.~~

This Statement of Information was prepared on: 14 May 2026



2 CASSOWARY PLACE SAFETY BEACH VIC 3936

3

2

2

Sold Price

\$825,000

Sold Date

12-Feb-26

Distance

0km



2/102B COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

3

2

2

Sold Price

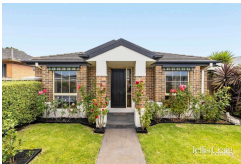
^{RS}\$822,500

Sold Date

28-Apr-26

Distance

0.84km



1/10 NOEL STREET DROMANA VIC 3936

3

2

2

Sold Price

^{RS}\$830,000^{UN}

Sold Date

06-Apr-26

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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