

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

36 ELIZABETH AVENUE CAPEL SOUND VIC 3940

Indicative selling price

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

Single Price

\$1,095,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,500

Property type

Other

Suburb

Capel Sound

Period-from

01 Jul 2025

to

30 Jun 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

2/11 FLAMINGO ROAD CAPEL SOUND VIC 3940	\$1,100,000	13-Jun-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.

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**2/11 FLAMINGO ROAD CAPEL
SOUND VIC 3940**

 4  3  2

Sold Price ^{RS} **\$1,100,000** Sold Date **13-Jun-26**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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