

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	37A Illaroo Street, Capel Sound
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Indicative selling price

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

Price range	\$875,000 - \$950,000
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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.~~ 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.

(*Delete house or unit as applicable)

Median price	\$875,000	House		Suburb	Capel Sound VIC
Period - From	September 2025	to	August 2026	Source	Realestate.com.au

Comparable property sales.

	Price	Date of Sale
37 Illaroo Street Capel Sound	\$910,000	19/03/2026

This Statement of Information was prepared on 23rd September 2026