

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

4 GEORGIA WAY 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

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Mar 2025

to

28 Feb 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

1/4 COLIN STREET CAPEL SOUND VIC 3940	\$615,000	19-Jan-26
4/15 CAIRNS AVENUE ROSEBUD VIC 3939	\$680,000	21-Oct-24
3A DALGLEISH AVENUE ROSEBUD VIC 3939	\$602,000	19-Mar-25

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: 10 March 2026



1/4 COLIN STREET CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$615,000** ^{UN}

Sold Date

19-Jan-26

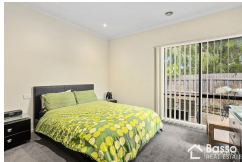
2

1

2

Distance

0.3km



4/15 CAIRNS AVENUE ROSEBUD VIC 3939

Sold Price

\$680,000

Sold Date

21-Oct-24

2

1

1

Distance

0.35km



3A DALGLEISH AVENUE ROSEBUD VIC 3939

Sold Price

\$602,000

Sold Date

19-Mar-25

2

1

1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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