

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

44A HELM AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Safety Beach

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

6 CRINGLE PLACE SAFETY BEACH VIC 3936	\$815,000	18-May-26
15 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	\$1,150,000	01-Feb-26
2 SOUTH HARBOUR ESPLANADE SAFETY BEACH VIC 3936	\$870,000	04-Feb-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: 16 July 2026



GRANGER

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**6 CRINGLE PLACE SAFETY BEACH
VIC 3936**

Sold Price

^{RS}

\$815,000

Sold Date

18-May-26



4



2



2

Distance

0.08km



**15 ANCHORAGE AVENUE SAFETY
BEACH VIC 3936**

Sold Price

\$1,150,000

Sold Date

01-Feb-26



4



2



2

Distance

0.19km



**2 SOUTH HARBOUR ESPLANADE
SAFETY BEACH VIC 3936**

Sold Price

\$870,000

Sold Date

04-Feb-26



4



2



2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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