

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

6/1591 POINT NEPEAN ROAD 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

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

11/1 CHATFIELD AVENUE CAPEL SOUND VIC 3940	\$530,000	15-Jan-26
4 GEORGIA WAY CAPEL SOUND VIC 3940	\$565,000	28-Mar-26
2/48 VIOLET STREET CAPEL SOUND VIC 3940	\$547,000	02-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.~~

This Statement of Information was prepared on: 08 July 2026



11/1 CHATFIELD AVENUE CAPEL SOUND VIC 3940

2 1 1

Sold Price **\$530,000** Sold Date **15-Jan-26**

Distance **0.03km**



4 GEORGIA WAY CAPEL SOUND VIC 3940

2 1 1

Sold Price **\$565,000** Sold Date **28-Mar-26**

Distance **0.54km**



2/48 VIOLET STREET CAPEL SOUND VIC 3940

2 1 1

Sold Price ^{RS} **\$547,000** Sold Date **02-Jun-26**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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