

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

6/1685 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

\$590,000

&

\$640,000

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

3/1685 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$615,000	12-Apr-25
4/1685 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$620,000	04-Nov-24
2/28 BROADWAY CAPEL SOUND VIC 3940	\$620,000	01-Dec-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: 18 March 2026



3/1685 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

2 1 2

Sold Price

\$615,000

Sold Date

12-Apr-25

Distance

0km



4/1685 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

3 1 1

Sold Price

\$620,000

Sold Date

04-Nov-24

Distance

0km



2/28 BROADWAY CAPEL SOUND VIC 3940

3 1 2

Sold Price

^{RS} **\$620,000**

Sold Date

01-Dec-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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