

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

9 ILLAROO STREET 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

\$715,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Capel Sound

Period-from

01 Apr 2025

to

31 Mar 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

25 BALAKA STREET CAPEL SOUND VIC 3940	\$730,000	21-Nov-25
49 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940	\$775,000	10-Mar-26
21 ILLAROO STREET CAPEL SOUND VIC 3940	\$800,000	05-Feb-26

OR

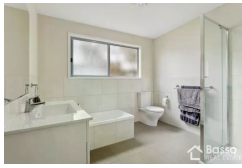
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Renee Kostiuk

M 0404474019

E Reneekostiuk@oopeninsula.com.au



25 BALAKA STREET CAPEL SOUND VIC 3940

Sold Price

\$730,000

Sold Date

21-Nov-25

3 1 1

Distance

0.34km



49 COOTAMUNDRA AVENUE CAPEL SOUND VIC 3940

Sold Price

^{RS} **\$775,000** ^{UN}

Sold Date

10-Mar-26

3 1 1

Distance

0.9km



21 ILLAROO STREET CAPEL SOUND VIC 3940

Sold Price

\$800,000

Sold Date

05-Feb-26

3 2 4

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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