

## 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

94 PALM TREE DRIVE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 88 PALM TREE DRIVE SAFETY BEACH VIC 3936 | \$1,100,000 | 28-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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88 PALM TREE DRIVE SAFETY  
BEACH VIC 3936

 4  2  2

Sold Price      **\$1,100,000**    Sold Date    **28-Feb-26**

Distance      **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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