STATEMENT OF INFORMATION

11 THE HELM, CAPEL SOUND, VIC 3940

PREPARED BY RIKA FLYNN, WOODARDS - FLYNN & CO PENINSULA



woodards • FLYNN&CO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 THE HELM, CAPEL SOUND, VIC 3940

2 | 1 | 1

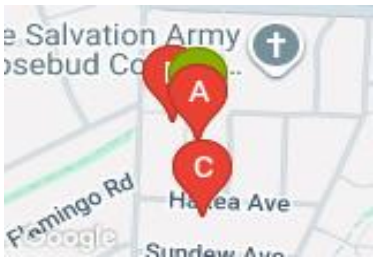
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **$649,000**

Provided by: Rika Flynn, Woodards - Flynn & Co Peninsula

MEDIAN SALE PRICE



CAPEL SOUND, VIC, 3940

Suburb Median Sale Price (House)

$748,500

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



13 THE HELM, CAPEL SOUND, VIC 3940

2 | 1 | 1

Sale Price

Price Withheld

Sale Date: 27/12/2025

Distance from Property: 30m (A)



24 THE HELM, CAPEL SOUND, VIC 3940

2 | 1 | 1

Sale Price

$665,000

Sale Date: 04/03/2025

Distance from Property: 40m (B)



17 HAKEA AVE, CAPEL SOUND, VIC 3940

3 | 1 | 1

Sale Price

$656,000

Sale Date: 31/10/2025

Distance from Property: 165m (C)

This report has been compiled on 02/02/2026 by Woodards - Flynn & Co Peninsula. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	11 THE HELM, CAPEL SOUND, VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	$649,000

Median sale price

Median price	$748,500	Property type	House	Suburb	CAPEL SOUND
Period	01 January 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
13 THE HELM, CAPEL SOUND, VIC 3940	Price Withheld	27/12/2025
24 THE HELM, CAPEL SOUND, VIC 3940	$665,000	04/03/2025
17 HAKEA AVE, CAPEL SOUND, VIC 3940	$656,000	31/10/2025

This Statement of Information was prepared on: 02/02/2026