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	3/17 THE GALLEY 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Capel Sound
Period-from	01 May 2025	to	30 Apr 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
6/230 JETTY ROAD ROSEBUD VIC 3939	$660,000	17-Apr-26
13/78 WINGARA DRIVE CAPEL SOUND VIC 3940	$650,000	01-Apr-26
2/333 BAYVIEW ROAD ROSEBUD VIC 3939	$665,000	21-Mar-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: 25 May 2026

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6/230 JETTY ROAD ROSEBUD VIC 3939

3 2 2

Sold Price RS **$660,000** UN

Sold Date **17-Apr-26**

Distance **3.16km**



13/78 WINGARA DRIVE CAPEL SOUND VIC 3940

3 2 1

Sold Price RS **$650,000** UN

Sold Date **01-Apr-26**

Distance **1.52km**



2/333 BAYVIEW ROAD ROSEBUD VIC 3939

2 1 1

Sold Price **$665,000**

Sold Date **21-Mar-26**

Distance **3.64km**

RS = Recent sale **UN** = Undisclosed Sale

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