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 COLEMAN CRESCENT 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$721,150	Property type	House	Suburb	Capel Sound
Period-from	01 Sep 2024	to	31 Aug 2025	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
5 COLEMAN CRESCENT CAPEL SOUND VIC 3940	$722,300	03-Jun-25
18 ALLAMBI AVENUE CAPEL SOUND VIC 3940	$690,000	07-Aug-25
25 HARRIDGE STREET ROSEBUD VIC 3939	$680,000	25-Jun-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: 23 September 2025

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5 COLEMAN CRESCENT CAPEL SOUND VIC 3940

3 1 4

Sold Price **$722,300** Sold Date **03-Jun-25**

Distance **0.02km**



18 ALLAMBI AVENUE CAPEL SOUND VIC 3940

3 1 3

Sold Price **$690,000** Sold Date **07-Aug-25**

Distance **0.32km**



25 HARRIDGE STREET ROSEBUD VIC 3939

3 1 3

Sold Price **$680,000** Sold Date **25-Jun-25**

Distance **1.13km**

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

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