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	1/29 PRESCOTT AVENUE SAFETY BEACH VIC 3936

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	$730,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,162,500	Property type	House	Suburb	Safety Beach
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
1/252 DROMANA PARADE SAFETY BEACH VIC 3936	$785,000	01-Sep-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: 15 September 2025

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1/252 DROMANA PARADE SAFETY BEACH VIC 3936

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Sold Price RS **$785,000** UN

Sold Date **01-Sep-25**

Distance **1.42km**

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

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