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 BRIAN STREET 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	$795,000	&	$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,147,750	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
18 LAKESIDE COURT SAFETY BEACH VIC 3936	$825,000	05-Jun-25
55 SEACOMBE STREET DROMANA VIC 3936	$855,000	19-Aug-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: 04 September 2025

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18 LAKESIDE COURT SAFETY BEACH VIC 3936

3 2 1

Sold Price **$825,000** Sold Date **05-Jun-25**

Distance **1.14km**



55 SEACOMBE STREET DROMANA VIC 3936

3 1 -

Sold Price RS **$855,000** Sold Date **19-Aug-25**

Distance **1.52km**

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

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