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<br>Including suburb and postcode | 60 OCEANIC DRIVE 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 | $1,095,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,171,250 | Property type | House | Suburb | Safety Beach |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 36 OCEANIC DRIVE SAFETY BEACH VIC 3936 | $1,290,000 | 29-Jun-25 |
| 70 OCEANIC DRIVE SAFETY BEACH VIC 3936 | $1,190,000 | 26-Jun-25 |
| 33 PORTSIDE WAY SAFETY BEACH VIC 3936 | $1,115,000 | 13-May-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: 17 October 2025

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**36 OCEANIC DRIVE SAFETY BEACH VIC 3936**

4 2 2

Sold Price RS **$1,290,000** Sold Date **29-Jun-25**

Distance **0km**



**70 OCEANIC DRIVE SAFETY BEACH VIC 3936**

4 2 2

Sold Price **$1,190,000** Sold Date **26-Jun-25**

Distance **0km**



**33 PORTSIDE WAY SAFETY BEACH VIC 3936**

3 2 2

Sold Price **$1,115,000** Sold Date **13-May-25**

Distance **0km**

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

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