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	4 COVESIDE 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,160,000	Property type	House	Suburb	Safety Beach
Period-from	01 Jul 2024	to	30 Jun 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
37 OCEANIC DRIVE SAFETY BEACH VIC 3936	-	15-Apr-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: 28 July 2025

OBrien Real Estate

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37 OCEANIC DRIVE SAFETY BEACH VIC 3936

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RS	UN		
Sold Price	-	Sold Date	15-Apr-25
		Distance	0.83km

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

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