Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 DOVER STREET SUNDERLAND BAY VIC 3922

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	$995,000	&	$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$682,000	Property type	House	Suburb	Sunderland Bay
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
25 MARLIN STREET SMITHS BEACH VIC 3922	$1,120,000	18-Nov-25
233 SMITHS BEACH ROAD SMITHS BEACH VIC 3922	$1,025,000	30-Mar-25
149 PHILLIP ISLAND ROAD SURF BEACH VIC 3922	$1,140,600	20-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 May 2026

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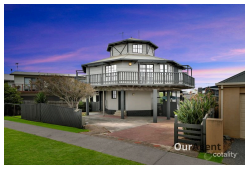
25 MARLIN STREET SMITHS BEACH VIC 3922

5 3 4

Sold Price **$1,120,000** Sold Date **18-Nov-25**

Distance **1.77km**



233 SMITHS BEACH ROAD SMITHS BEACH VIC 3922

6 4 2

Sold Price **$1,025,000** Sold Date **30-Mar-25**

Distance **1.8km**



149 PHILLIP ISLAND ROAD SURF BEACH VIC 3922

6 3 3

Sold Price RS **$1,140,600** Sold Date **20-Feb-26**

Distance **1.91km**

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

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