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	31 PALM BEACH AVENUE CAPE WOOLAMAI VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$960,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Cape Woolamai
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 BROADWATER AVENUE CAPE WOOLAMAI VIC 3925	$970,000	08-May-26
31 SEESBURG STREET CAPE WOOLAMAI VIC 3925	$965,000	22-Apr-26
29 PALM BEACH AVENUE CAPE WOOLAMAI VIC 3925	$1,115,000	05-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.~~

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25 BROADWATER AVENUE CAPE WOOLAMAI VIC 3925

5 2 1

Sold Price RS $970,000 Sold Date 08-May-26

Distance 0.36km



31 SEESBURG STREET CAPE WOOLAMAI VIC 3925

4 2 3

Sold Price RS $965,000 Sold Date 22-Apr-26

Distance 0.84km



29 PALM BEACH AVENUE CAPE WOOLAMAI VIC 3925

4 2 2

Sold Price $1,115,000 Sold Date 05-Feb-26

Distance 0.02km

RS = Recent sale UN = Undisclosed Sale

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