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	35 Tucker Street, Breakwater VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $645,000 & $695,000

Median sale price

Median price $515,000 Property Type House Suburb Breakwater

Period - From 23/10/2024 to 22/04/2025 Source core_logic

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
25 Tanner Street Breakwater VIC 3219	$675,000	14/11/2024
60 Grafton Street St Albans Park VIC 3219	$645,000	12/11/2024
125 Carr Street East Geelong VIC 3219	$665,000	29/10/2024

This Statement of Information was prepared on: 23/04/2025