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	14 Young Street, Breakwater VIC 3219

Indicative selling price

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

Range between $585,000 & $615,000

Median sale price

Median price $515,000 Property Type House Suburb Breakwater

Period - From 05/12/2024 to 05/06/2025 Source core_logic

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

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 eighteen months.

Address of comparable property	Price	Date of sale
33 Filipi Drive St Albans Park VIC 3219	$612,500	30/03/2025
22 Pitman Street Newcomb VIC 3219	$602,000	21/03/2025

This Statement of Information was prepared on: 06/06/2025