

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

12 WOODLANDS GROVE 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	\$2,100,000	&	\$2,200,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,171,250	Property type	House	Suburb	Safety Beach
Period-from	01 Jan 2025	to	31 Dec 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
173 MARINE DRIVE SAFETY BEACH VIC 3936	\$2,400,000	22-Feb-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.

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173 MARINE DRIVE SAFETY BEACH Sold Price **\$2,400,000** Sold Date **22-Feb-25**
VIC 3936

4 1 4

Distance **2.15km**

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

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