

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

5/1635 POINT NEPEAN ROAD CAPEL SOUND VIC 3940

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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Capel Sound

Period-from

01 Dec 2024

to

30 Nov 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

8/1 CHATFIELD AVENUE CAPEL SOUND VIC 3940	\$425,000	24-Sep-25
1/54 WOYNA AVENUE CAPEL SOUND VIC 3940	\$490,000	25-Jul-25
2/17 BURDETT STREET TOOTGAROOK VIC 3941	\$460,000	24-Sep-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.~~

This Statement of Information was prepared on: 26 December 2025

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8/1 CHATFIELD AVENUE CAPEL SOUND VIC 3940

 2  1  1

Sold Price

^{RS}

\$425,000

Sold Date

24-Sep-25

Distance

0.17km



1/54 WOYNA AVENUE CAPEL SOUND VIC 3940

 2  1  1

Sold Price

\$490,000

Sold Date

25-Jul-25

Distance

1.11km



2/17 BURDETT STREET TOOTGAROOK VIC 3941

 2  1  1

Sold Price

\$460,000

Sold Date

24-Sep-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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