

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
36 ELIZABETH AVENUE 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 \$990,000 & \$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Capel Sound
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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
1/30 BROADWAY CAPEL SOUND VIC 3940	\$900,000	09-Sep-25
66A WARRANILLA AVENUE ROSEBUD VIC 3939	\$915,000	22-Oct-25
20 FIFTH AVENUE ROSEBUD VIC 3939	\$999,000	15-Nov-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: 06 January 2026



**1/30 BROADWAY CAPEL SOUND
VIC 3940**

2 2 2

Sold Price

\$900,000 Sold Date **09-Sep-25**

Distance **0.26km**



**66A WARRANILLA AVENUE
ROSEBUD VIC 3939**

3 2 2

Sold Price

\$915,000 Sold Date **22-Oct-25**

Distance **2.04km**



**20 FIFTH AVENUE ROSEBUD VIC
3939**

3 2 2

Sold Price

RS \$999,000 Sold Date **15-Nov-25**

Distance **2.7km**

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

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