

## 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](http://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

\$751,000

Property type

House

Suburb

Capel Sound

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

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

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

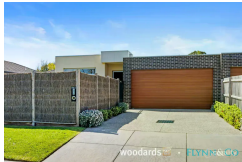
 2  2  2

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

<sup>RS</sup> **\$999,000**

Sold Date **15-Nov-25**

Distance **2.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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