

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

41 VISTA DRIVE CAPE WOOLAMAI VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,600

Property type

House

Suburb

Cape Woolamai

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 five kilometres of the property for sale in the last 18 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 CORONA ROAD CAPE WOOLAMAI VIC 3925	\$640,000	29-Jan-25
4 EDEN COURT CAPE WOOLAMAI VIC 3925	\$643,000	31-Oct-25
41 SUMMERHAYS AVENUE CAPE WOOLAMAI VIC 3925	\$710,000	13-Aug-25

OR

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 18 months.~~

This Statement of Information was prepared on: 15 January 2026



1 CORONA ROAD CAPE WOOLAMAI VIC 3925

 3
  1
  1

Sold Price

\$640,000

Sold Date

29-Jan-25

Distance

0.05km


4 EDEN COURT CAPE WOOLAMAI VIC 3925

 3
  1
  2

Sold Price

\$643,000

Sold Date

31-Oct-25

Distance

0.36km


41 SUMMERHAYS AVENUE CAPE WOOLAMAI VIC 3925

 3
  1
  1

Sold Price

\$710,000

Sold Date

13-Aug-25

Distance

0.44km
RS = Recent sale

UN = Undisclosed Sale

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