

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

204C THE ESPLANADE SURF BEACH VIC 3922

Indicative selling price

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

Single Price

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Surf 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 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

7 BATMAN STREET SURF BEACH VIC 3922	\$1,175,000	21-Nov-24
78A THE ESPLANADE SURF BEACH VIC 3922	\$1,125,000	30-Dec-24
62 THE ESPLANADE SUNDERLAND BAY VIC 3922	\$1,300,000	28-Jun-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: 26 January 2026



7 BATMAN STREET SURF BEACH VIC 3922

 3
  2
  2

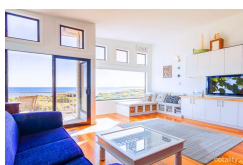
Sold Price

\$1,175,000

Sold Date

21-Nov-24

Distance

1.56km


78A THE ESPLANADE SURF BEACH VIC 3922

 3
  2
  2

Sold Price

\$1,125,000

Sold Date

30-Dec-24

Distance

1.82km


62 THE ESPLANADE SUNDERLAND BAY VIC 3922

 4
  2
  2

Sold Price

\$1,300,000

Sold Date

28-Jun-25

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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