

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

76 BREAKWATER ROAD BREAKWATER VIC 3219

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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Breakwater

Period-from

01 Mar 2025

to

28 Feb 2026

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

46 GODFREY STREET THOMSON VIC 3219	\$645,000	23-May-25
13 FELLMONGERS ROAD BREAKWATER VIC 3219	\$700,000	17-Oct-25
74 ST ALBANS ROAD THOMSON VIC 3219	\$736,000	25-Oct-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.~~

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**46 GODFREY STREET THOMSON
VIC 3219**

 3  1  1

Sold Price **\$645,000** Sold Date **23-May-25**

Distance **0.75km**



**13 FELLMONGERS ROAD
BREAKWATER VIC 3219**

 3  1  4

Sold Price **\$700,000** Sold Date **17-Oct-25**

Distance **1.18km**



**74 ST ALBANS ROAD THOMSON
VIC 3219**

 3  1  2

Sold Price **\$736,000** Sold Date **25-Oct-25**

Distance **0.38km**

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

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