

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

25 Tucker Street, Breakwater VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$529,000

&

\$559,000

Median sale price

Median price

\$515,000

Property Type

House

Suburb

Breakwater

Period - From

13/11/2024

to

13/05/2025

Source

core_logic

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Westmoreland Street St Albans Park VIC 3219	\$575,000	15/04/2025
13 Fidge Crescent Breakwater VIC 3219	\$505,000	12/05/2025
227 Boundary Road Whittington VIC 3219	\$540,000	28/03/2025

This Statement of Information was prepared on:

14/05/2025