

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

2 OSBORNE STREET SAFETY BEACH VIC 3936

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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

13 DAVIES STREET SAFETY BEACH VIC 3936	\$1,080,000	14-Jun-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.

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**13 DAVIES STREET SAFETY BEACH
VIC 3936**

Sold Price

^{RS} **\$1,080,000**

Sold Date

14-Jun-25



2



1



2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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