

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

22 Lake View Drive, Safety Beach Vic 3936

Indicative selling price

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

Range between \$890,000 & \$975,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Safety Beach

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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	43 Rosalie Av DROMANA 3936	\$910,000	17/05/2025
2	27 Country Club Dr SAFETY BEACH 3936	\$920,000	12/03/2025
3			

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 six months.~~

This Statement of Information was prepared on:

01/08/2025 08:50



Property Type: House (Previously Occupied - Detached)
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$975,000
Median House Price
Year ending June 2025: \$1,150,000

Comparable Properties



43 Rosalie Av DROMANA 3936 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 981 sqm approx



27 Country Club Dr SAFETY BEACH 3936 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 669 sqm approx

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 six months.