

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

4 WINDWARD LANE 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

\$890,000

&

\$979,000

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

11 OSKANA WALK SAFETY BEACH VIC 3936	950000	13-Feb-25
5 BINNACLE COURT SAFETY BEACH VIC 3936	900000	26-Feb-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.

This Statement of Information was prepared on: 30 June 2025



11 OSKANA WALK SAFETY BEACH VIC 3936

3

2

2

Sold Price

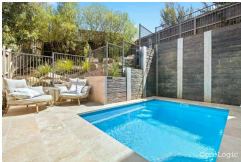
950000

Sold Date

13-Feb-25

Distance

1.28km



5 BINNACLE COURT SAFETY BEACH VIC 3936

4

2

1

Sold Price

900000

Sold Date

26-Feb-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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