

# 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

9 MAGGIE MEWS SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,125,000

&

\$1,230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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

4 MAGGIE MEWS SAFETY BEACH VIC 3936	\$1,200,000	16-May-25
44 COVESIDE AVENUE SAFETY BEACH VIC 3936	\$1,140,000	27-Mar-25
29 THURLOO DRIVE SAFETY BEACH VIC 3936	\$1,330,000	21-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.~~

This Statement of Information was prepared on: 22 July 2025

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#### 4 MAGGIE MEWS SAFETY BEACH VIC 3936

 5  2  2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **16-May-25**

Distance **0.05km**

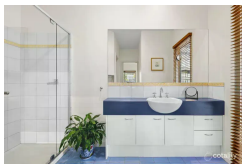


#### 44 COVESIDE AVENUE SAFETY BEACH VIC 3936

 3  2  2

Sold Price <sup>RS</sup> **\$1,140,000** Sold Date **27-Mar-25**

Distance **0.44km**



#### 29 THURLOO DRIVE SAFETY BEACH VIC 3936

 3  2  2

Sold Price <sup>RS</sup> **\$1,330,000** Sold Date **21-Jun-25**

Distance **0.97km**

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

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