

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

8 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,171,250

Property type

House

Suburb

Safety Beach

Period-from

01 Mar 2025

to

28 Feb 2026

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

73A RYMER AVENUE SAFETY BEACH VIC 3936	\$925,000	27-Oct-25
51 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$940,000	23-Oct-25
2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936	\$935,000	05-Jan-26

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: 04 March 2026


73A RYMER AVENUE SAFETY BEACH VIC 3936

3 2 2

Sold Price \$925,000 Sold Date 27-Oct-25
Distance 0.46km

51 OCEANIC DRIVE SAFETY BEACH VIC 3936

3 2 2

Sold Price \$940,000 Sold Date 23-Oct-25
Distance 0.66km

2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936

3 2 2

Sold Price ^{RS}\$935,000 Sold Date 05-Jan-26
Distance 1.72km
RS = Recent sale
UN = Undisclosed Sale

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