

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

2/102B COUNTRY CLUB DRIVE 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

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

1/24 PALM GROVE DROMANA VIC 3936	815000	07-Mar-26
2 CASSOWARY PLACE SAFETY BEACH VIC 3936	825000	25-Feb-26
1/29 PRESCOTT AVENUE SAFETY BEACH VIC 3936	775000	22-Nov-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: 25 March 2026



1/24 PALM GROVE DROMANA VIC 3936

 4  2  1

Sold Price

^{RS} **815000**

Sold Date **07-Mar-26**

Distance **1.05km**



2 CASSOWARY PLACE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

^{RS} **825000**

Sold Date **25-Feb-26**

Distance **0.84km**



1/29 PRESCOTT AVENUE SAFETY BEACH VIC 3936

 3  2  1

Sold Price

775000

Sold Date **22-Nov-25**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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