

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

1/43 WOODLANDS GROVE 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

\$1,350,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

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

7/263 DROMANA PARADE SAFETY BEACH VIC 3936	\$1,350,000	16-Sep-25
42 DAVIES STREET SAFETY BEACH VIC 3936	\$1,340,000	16-Nov-25
30 SOUTH HARBOUR ESPLANADE SAFETY BEACH VIC 3936	\$1,460,000	28-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: 02 March 2026



7/263 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price ^{RS} **\$1,350,000** Sold Date **16-Sep-25**

4 3 2

Distance **1.51km**



42 DAVIES STREET SAFETY BEACH VIC 3936 Sold Price **\$1,340,000** Sold Date **16-Nov-25**

4 2 2

Distance **2.14km**



30 SOUTH HARBOUR ESPLANADE SAFETY BEACH VIC 3936 Sold Price **\$1,460,000** Sold Date **28-Nov-25**

4 2 2

Distance **2.35km**

RS = Recent sale

UN = Undisclosed Sale

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