

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2A GRIFFITHS STREET VENTNOR VIC 3922

Indicative selling price

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

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,600

Property type

House

Suburb

Ventnor

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 BOWCOMBE CRESCENT VENTNOR VIC 3922	\$820,000	29-Sep-25
36 ANCHORAGE ROAD VENTNOR VIC 3922	\$750,000	02-Jan-25
66 LYALL STREET VENTNOR VIC 3922	\$795,000	11-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 December 2025



7 BOWCOMBE CRESCENT VENTNOR VIC 3922

4 3 2

Sold Price

^{RS}

\$820,000

Sold Date

29-Sep-25

Distance

0.51km



36 ANCHORAGE ROAD VENTNOR VIC 3922

4 2 2

Sold Price

\$750,000

Sold Date

02-Jan-25

Distance

1.95km



66 LYALL STREET VENTNOR VIC 3922

4 2 3

Sold Price

\$795,000

Sold Date

11-Oct-24

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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