



## Statement of Information

**Single residential property located outside  
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

13 FLINDERS STREET CAPE BRIDGEWATER

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

PRICE \$1,150,000

### Median sale price

Median price n/a \*House  LAND  Suburb or locality PORTLAND  
Period - From 01/10/2024 to 01/10/2025 Source realestate.com.au

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### Comparable property sales

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 |
|---|--|-------------|--------------|
| 1 | 3 PEACOCKS ROAD, CAPE BRIDGEWATER          | \$900,000   | 15/09/2025   |
| 2 | 7 PEACOCKS ROAD CAPE BRIDGEWATER           | \$1,000,000 | 26/08/2025   |
| 3 | 44 PANORAMIC DRIVE CAPE BRIDGEWATER – Land | \$750,000   | 30/04/2025   |

This Statement of Information was prepared on 01/10/2025