

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

44 BACK BEACH ROAD SUNSET STRIP 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

or range
between

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,500

Property type

House

Suburb

Sunset Strip

Period-from

01 Feb 2025

to

31 Jan 2026

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

28 SUNSET DRIVE SUNSET STRIP VIC 3922	\$699,000	04-Dec-25
18 SAN REMO CRESCENT SUNSET STRIP VIC 3922	\$700,000	12-Jul-25
9 BARRY STREET SUNDERLAND BAY VIC 3922	\$705,000	25-Nov-25

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: 12 February 2026



28 SUNSET DRIVE SUNSET STRIP VIC 3922

Sold Price

\$699,000

Sold Date

04-Dec-25



3



2



2

Distance

0.2km



18 SAN REMO CRESCENT SUNSET STRIP VIC 3922

Sold Price

\$700,000

Sold Date

12-Jul-25



3



3



2

Distance

0.33km



9 BARRY STREET SUNDERLAND BAY VIC 3922

Sold Price

\$705,000

Sold Date

25-Nov-25



3



2



2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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