



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

182 STRACHAN ROAD CAPE BRIDGEWATER

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

PRICE

\$1,100,000

Median sale price

Median price

n/a	*House	<input checked="" type="checkbox"/>	LAND	<input type="checkbox"/>	Suburb or locality	CAPE BRIDGEWATER
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Period - From

01/10/2024	to	01/10/2025
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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 Twenty kilometres of the property for sale in the last 2 years 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	9005 PRINCES HIGHWAY PORTLAND	\$990,000	4/03/2024
2	30 SHARROCKS ROAD PORTLAND	\$950,000	19/09/2025
3	119 DOUGHERTIES ROAD PORTLAND	\$1.025,000	30/04/2025

This Statement of Information was prepared on 21/010/2025