

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 3/50 Flamingo Road, Capel Sound Vic 3940

Indicative selling price

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

Range between \$595,000 & \$640,000

Median sale price

Median price \$635,500 Property Type Unit Suburb Capel Sound

Period - From 25/02/2025 to 24/02/2026 Source Property Data

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 six 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 | 6/21a Howqua Dr CAPEL SOUND 3940 | \$630,000 | 04/12/2025 |
| 2 | 5/57 Wingara Dr CAPEL SOUND 3940 | \$600,000 | 07/11/2025 |
| 3 | 2/28 Staughton Av CAPEL SOUND 3940 | \$635,000 | 29/09/2025 |

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 six months.~~

This Statement of Information was prepared on: 25/02/2026 11:09



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Property Type: Unit
Land Size: 214 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$640,000
Median Unit Price
25/02/2025 - 24/02/2026: \$635,500

Comparable Properties



6/21a Howqua Dr CAPEL SOUND 3940 (REI/VG)

[Agent Comments](#)

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Price: \$630,000
Method: Private Sale
Date: 04/12/2025
Property Type: House



5/57 Wingara Dr CAPEL SOUND 3940 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 07/11/2025
Property Type: Unit
Land Size: 186 sqm approx



2/28 Staughton Av CAPEL SOUND 3940 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$635,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522