

# 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 or  
locality and postcode

2&4 Griffiths Street, Ventnor Vic 3922

### Indicative selling price

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

Range between

\$850,000

&

\$930,000

### Median sale price

Median price

\$820,000

Property Type

House

Suburb

Ventnor

Period - From

16/02/2025

to

15/02/2026

Source

Property Data

### 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
1	5 Elizabeth Cove CI VENTNOR 3922	\$920,000	05/01/2026
2	8 Cadogan Av VENTNOR 3922	\$885,000	13/12/2025
3	5 Curlew Way COWES 3922	\$915,000	10/09/2025

**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:

16/02/2026 10:09

4   3   4

**Property Type:** House (Res)  
**Land Size:** 1619 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$930,000  
**Median House Price**  
 16/02/2025 - 15/02/2026: \$820,000

## Comparable Properties



**5 Elizabeth Cove CI VENTNOR 3922 (REI)**

Agent Comments

3   2   -

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 05/01/2026  
**Property Type:** House



**8 Cadogan Av VENTNOR 3922 (REI/VG)**

Agent Comments

4   3   1

**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx



**5 Curlew Way COWES 3922 (REI)**

Agent Comments

4   2   3

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 10/09/2025  
**Property Type:** House  
**Land Size:** 621 sqm approx