Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd
Fingal VIC 3939

Property offered for sale

Address
Including suburb or locality and postcode: 1 Watsons Bend Fingal,3939

Indicative selling price

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

Price range: $1,395,000-$1,450,000

Median sale price - House

(*Delete house or unit as applicable)

Median price: $1,762,500 House: | Suburb or locality: Fingal, Vic 3939

Period - From: June 2024 to: May 2025 | Source: Realestate.com.au

Comparable property sales.

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 6 months.

This Statement of Information was prepared on: 17 June 2025

COUPERS REALTY
MOONAH LINKS, FINGAL VICTORIA 3939

17/06/2025