

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

21 GALLEON CRESCENT 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

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,500

Property type

Other

Suburb

Sunset Strip

Period-from

01 Mar 2025

to

28 Feb 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

34 ALVINA CRESCENT SURF BEACH VIC 3922	\$395,000	24-Feb-25
14 FOAM STREET SUNDERLAND BAY VIC 3922	\$395,000	15-Mar-25
38 BERMAGUI CRESCENT SUNSET STRIP VIC 3922	\$365,000	07-Aug-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.~~

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**34 ALVINA CRESCENT SURF
BEACH VIC 3922**

- - -

Sold Price **\$395,000** Sold Date **24-Feb-25**

Distance **2.43km**



**14 FOAM STREET SUNDERLAND
BAY VIC 3922**

- - -

Sold Price Sold Date **15-Mar-25**

Distance **1.5km**



**38 BERMAGUI CRESCENT SUNSET
STRIP VIC 3922**

- - -

Sold Price **\$365,000** Sold Date **07-Aug-25**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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