

## 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

17 GALLEON CRESCENT SUNSET STRIP VIC 3922

### Indicative selling price

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

14 FOAM STREET SUNDERLAND BAY VIC 3922	\$395,000	15-Mar-25
38 BERMAGUI CRESCENT SUNSET STRIP VIC 3922	\$365,000	07-Aug-25
16 BOONDERABBI WAY COWES VIC 3922	\$385,000	21-Oct-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.~~

This Statement of Information was prepared on: 06 March 2026



**14 FOAM STREET SUNDERLAND BAY VIC 3922**

Sold Price **\$395,000** Sold Date **15-Mar-25**

- - -

Distance **1.48km**



**38 BERMAGUI CRESCENT SUNSET STRIP VIC 3922**

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

- - -

Distance **0.2km**



**16 BOONDERABBI WAY COWES VIC 3922**

Sold Price **\$385,000** Sold Date **21-Oct-25**

- - -

Distance **5.03km**

RS = Recent sale      UN = Undisclosed Sale

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