

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

10 Ella Cres, Capel Sound, Vic 3940

Indicative selling price

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

range between

\$795,000

&

\$850,000

Median sale price

Median price

\$752,500

Property type

House

Suburb

Capel Sound

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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
17 Coleman Crescent, Capel Sound, VIC 3940	\$830,000	27/10/2025
38 Howqua Drive, Capel Sound, VIC 3940	\$810,000	20/07/2025
19 Clematis Avenue, Capel Sound, VIC 3940	\$780,000	26/05/2025

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: 25/11/2025