

## 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

75 PANORAMA DRIVE CAPE WOOLAMAI VIC 3925

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

|              |  |                     |           |   |           |
|--------------|--|---------------------|-----------|---|-----------|
| Single Price |  | or range<br>between | \$525,000 | & | \$575,000 |
|--------------|--|---------------------|-----------|---|-----------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |               |
|--------------|-------------|---------------|-------------|--------|---------------|
| Median Price | \$662,600   | Property type | House       | Suburb | Cape Woolamai |
| Period-from  | 01 Jan 2025 | to            | 31 Dec 2025 | 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 |
|---|-----------|--------------|
| 89 WOOLAMAI BEACH ROAD CAPE WOOLAMAI VIC 3925 | \$505,000 | 29-Sep-25    |
| 51 SEESBURG STREET CAPE WOOLAMAI VIC 3925     | \$572,500 | 14-Jun-25    |
| 15 PALM BEACH AVENUE CAPE WOOLAMAI VIC 3925   | \$590,000 | 18-Dec-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: 31 January 2026



**89 WOOLAMAI BEACH ROAD  
CAPE WOOLAMAI VIC 3925**

2 1 4

Sold Price

**\$505,000** Sold Date **29-Sep-25**

Distance **0.33km**



**51 SEESBURG STREET CAPE  
WOOLAMAI VIC 3925**

3 1 2

Sold Price

**\$572,500** Sold Date **14-Jun-25**

Distance **0.75km**



**15 PALM BEACH AVENUE CAPE  
WOOLAMAI VIC 3925**

2 1 -

Sold Price

**\$590,000** Sold Date **18-Dec-25**

Distance **0.26km**

**RS** = Recent sale **UN** = Undisclosed Sale

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