

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

392-394 AGAR ROAD CORONET BAY VIC 3984

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 between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
25-27 CUTTY SARK ROAD CORONET BAY VIC 3984	\$790,000	30-Nov-25
66 CHAMP ELYSEES ESPLANADE CORONET BAY VIC 3984	\$640,000	28-Nov-25
4 COBB ROAD CORONET BAY VIC 3984	\$610,000	10-Sep-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


**25-27 CUTTY SARK ROAD
CORONET BAY VIC 3984**
 4  2  5

 Sold Price **\$790,000** Sold Date **30-Nov-25**

 Distance **0.32km**

**66 CHAMP ELYSEES ESPLANADE
CORONET BAY VIC 3984**
 3  1  -

 Sold Price **\$640,000** Sold Date **28-Nov-25**

 Distance **0.97km**

**4 COBB ROAD CORONET BAY VIC
3984**
 4  2  2

 Sold Price **\$610,000** Sold Date **10-Sep-25**

 Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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