

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

79 BAY SHORE AVENUE

Indicative selling price

\$890,000 - \$950,000

Median selling price

Median

\$947,500

Property  
type

HOUSE

Suburb

CLIFTON  
SPRINGS

Period  
From

1 OCTOBER  
2024

To

2 DECEMBER  
2025

Source

PRICEFINDER

Comparable property sales

100 Bay Shore Avenue, Clifton Springs

\$970,000

10 JULY  
2025

9 DANDARRIGA DRIVE, CLIFTON SPRINGS

\$860,000

10 JULY  
2025

9 CHAPPELL AVENUE, CLIFTON SPRINGS

\$975,000

8 NOVEMBER  
2025

**OCEAN X**  
PROPERTY

21/01/2026



## 100 Bay Shore

613m<sup>2</sup>

Sold July 2025

\$970,000



## 9 Dandarriga Drive

585m<sup>2</sup>

Sold July 2025

\$860,000



## 9 Chappell Avenue

374m<sup>2</sup>

Sold November 2025

\$975,000