

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



SOULFUL LIVING
REAL ESTATE

Property offered for sale

Address

80A Melba Parade, Anglesea Vic 3230

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 \$3,000,000 & \$3,200,000

Median sale price

Median price \$1,250,000

Property type house

Suburb Anglesea

Period - From March 2025

to

Feb 2026

Source Realestate.com.au

Comparable property sales

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
1 – 44 Melba Parade Anglesea Vic 3230	\$3,380,000	16th April 2025
2 – 30 Melba Parade, Anglesea Vic 3230	\$5,300,000	28 th March 2024
3 – 17 Seventh Avenue Anglesea Vic 3230	\$3,250,000	22 nd Dec 2025

This Statement of Information was prepared on: 3.03.2026