

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

45 OATES STREET ORBOST VIC 3888

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,500

Property type

House

Suburb

Orbost

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

21 GORDON STREET ORBOST VIC 3888	\$588,000	21-Oct-25
4 PATTERSON LANE ORBOST VIC 3888	\$545,000	16-Sep-25
11 GORDON STREET ORBOST VIC 3888	\$535,000	19-Nov-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: 30 January 2026



21 GORDON STREET ORBEST VIC 3888

Sold Price

\$588,000

Sold Date

21-Oct-25

 3

 2

 3

Distance

0.83km



4 PATTERSON LANE ORBEST VIC 3888

Sold Price

\$545,000

Sold Date

16-Sep-25

 3

 2

 2

Distance

0.39km



11 GORDON STREET ORBEST VIC 3888

Sold Price

\$535,000

Sold Date

19-Nov-25

 4

 1

 5

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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