

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

38 Odonohue Road, 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 \$1,400,000 & \$1,500,000

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 – 42 Odonohue Road, Anglesea Vic 3230	\$1,400,000	1st Feb 2025
2 – 38 Second Avenue, Anglesea Vic 3230	\$1,780,000	12 th June 2025
3 – 108 Harvey Street, Anglesea Vic 3230	\$1,500,000	5 th August 2025

This Statement of Information was prepared on: 3.03.2026