

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property Address	76 Tyndall Street, Orbost VIC 3888
Indicative Selling Price	\$350,000
Property Type	Residential house
Property Details	3 bedrooms   1 bathroom
Land Size	Approximately 580m <sup>2</sup>

## Comparable Property Sales

Address	Price	Date	Details
40 Gladstone Street, Orbost VIC	\$415,000	Mar 2026	3 bed / 2 bath
82 Tyndall Street, Orbost VIC	\$345,000	Feb 2026	Same street
239 Nicholson Street, Orbost VIC	\$320,000	Feb 2026	House
58 Evans Street, Orbost VIC	\$368,000	Dec 2025	House
4 McLeod Street, Orbost VIC	\$311,000	Jan 2026	House

## Agent Comment

The indicative selling price reflects recent sales within Orbost, with comparable properties transacting between approximately \$310,000 and \$415,000 over the past 6–12 months. The property is positioned within this range based on its size, location and overall appeal.