

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 or locality and postcode

197 Great Ocean Road, Apollo Bay VIC 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$1,850,000

Median sale price

Median price \$820,000

Property type House

Suburb Apollo Bay

Period - From 10.02.2025

to

10.02.2026

Source Realestate.com

Comparable property sales

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. 293 Great Ocean Road, Apollo Bay VIC 3233	\$1,550,000	26.08.2025
2. 297 Great Ocean Road, Apollo Bay VIC 3233	\$1,400,000	19.09.2025
3. 11 Nelson Street, Apollo Bay VIC 3233	\$2,000,000	14.11.2025

This Statement of Information was prepared on: 10.02.2026