

## 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

5/143D GREAT OCEAN 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

\$1,299,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Anglesea

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 |
|------------------------------------|-------------|--------------|
| 1/2 TONGE STREET ANGLESEA VIC 3230 | \$1,330,000 | 26-Sep-24    |
| 19 MURRAY STREET ANGLESEA VIC 3230 | \$1,400,000 | 15-Dec-24    |
| 22 MURRAY STREET ANGLESEA VIC 3230 | \$1,420,000 | 18-Nov-24    |

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: 08 July 2025



**1/2 TONGE STREET ANGLESEA VIC 3230**

 3  2  2

**\$1,330,000** Sold Date **26-Sep-24**

Distance **0.07km**



**19 MURRAY STREET ANGLESEA VIC 3230**

 3  2  2

Sold Price

**\$1,400,000** Sold Date **15-Dec-24**

Distance **0.28km**



**22 MURRAY STREET ANGLESEA VIC 3230**

 3  1  1

Sold Price

**\$1,420,000** Sold Date **18-Nov-24**

Distance **0.39km**

**RS** = Recent sale **UN** = Undisclosed Sale

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