

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

142 FOREST ROAD 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,500

Property type

House

Suburb

Orbost

Period-from

01 Aug 2024

to

31 Jul 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

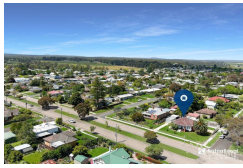
Date of sale

208 NICHOLSON STREET ORBOST VIC 3888	\$360,000	15-May-24
50 GLADSTONE STREET ORBOST VIC 3888	\$435,000	11-Jun-25
69 BOUNDARY ROAD ORBOST VIC 3888	\$430,000	09-May-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: 13 August 2025



208 NICHOLSON STREET ORBOST VIC 3888

3 1 4

Sold Price

\$360,000

Sold Date

15-May-24

Distance

0.45km



50 GLADSTONE STREET ORBOST VIC 3888

3 1 2

Sold Price

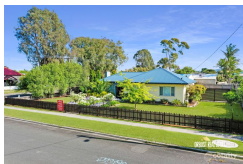
^{RS} **\$435,000**

Sold Date

11-Jun-25

Distance

1km



69 BOUNDARY ROAD ORBOST VIC 3888

3 1 4

Sold Price

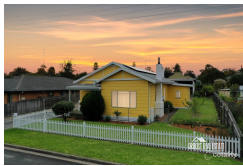
\$430,000

Sold Date

09-May-25

Distance

0.69km



31 TYNON STREET ORBOST VIC 3888

3 1 4

Sold Price

\$380,000

Sold Date

23-Sep-24

Distance

1.11km



37 STANLEY STREET ORBOST VIC 3888

3 1 2

Sold Price

\$375,000

Sold Date

13-Dec-24

Distance

0.61km



125 BOUNDARY ROAD ORBOST VIC 3888

3 1 4

Sold Price

\$368,000

Sold Date

22-May-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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