

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
153 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 or range between \$4,900,000 & \$5,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Anglesea
Period-from <input type="text"/> 01 Oct 2024	to <input type="text"/> 30 Sep 2025	Source <input type="text"/> 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
24A MELBA PARADE ANGLESEA VIC 3230	\$4,875,000	01-Nov-24
35A HARVEY STREET ANGLESEA VIC 3230	\$6,050,000	04-Sep-25
30 MELBA PARADE ANGLESEA VIC 3230	\$5,300,000	28-Mar-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: 26 October 2025

Moonah

Darcy Bennett

M 0468427359

E darcy@moonahrealestate.com.au



**24A MELBA PARADE ANGLESEA
VIC 3230**

Sold Price

\$4,875,000 Sold Date **01-Nov-24**

5

3

1

Distance

0.11km



**35A HARVEY STREET ANGLESEA
VIC 3230**

Sold Price

\$6,050,000 Sold Date **04-Sep-25**

6

3

2

Distance

0.72km



30 MELBA PARADE ANGLESEA VIC 3230

\$5,300,000 Sold Date **28-Mar-24**

4

3

2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.