



## Statement of Information

**Single residential property located outside  
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

22 CAMERON ROAD, ANGLESEA

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Price Range \$2,350,000 - \$2,395,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,330,000

\*House X

\*Unit

Suburb  
or locality ANGLESEA

Period - From 01/01/2025 to 01/01/2026

Source REALESTATE.COM.AU

### 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	4 BELTON STREET, ANGLESEA	\$2,145,000	09/10/25
2	13 MAWSON AVENUE, ANGLESEA	\$2,600,000	22/09/25
3	50 PARKER STREET, ANGLESEA	\$2,200,000	20/06/25

This Statement of Information was prepared on January 21, 2026