

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



**SOULFUL LIVING**  
REAL ESTATE

### Property offered for sale

Address

8/141 Great Ocean Road, Anglesea Vic 3230

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$1,500,000

### Median sale price

Median price

\$1,330,000

Property type

house

Suburb

Anglesea

Period - From

Feb 2025

to

Jan 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**

2/137 Great Ocean Road, Anglesea Vic 3230	\$2,150,000	13th Feb 2026
3/137 Great Ocean Road, Anglesea Vic 3230	\$1,825,000	24 <sup>th</sup> Nov 2025
3 Minifie Avenue, Anglesea Vic 3230	\$2,000,000	19 <sup>th</sup> Oct 2025

This Statement of Information was prepared on: 27.02.2026