

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

Median sale price

Median price Property type Suburb
Period - From to Source

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 th Nov 2025
3 Minifie Avenue, Anglesea Vic 3230	\$2,000,000	19 th Oct 2025

This Statement of Information was prepared on: