

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

7 WALKER STREET 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	\$1,400,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,400,000	Property type	House	Suburb	Anglesea
Period-from	01 Jan 2025	to	31 Dec 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
16 ELIZABETH STREET ANGLESEA VIC 3230	\$1,525,000	14-May-25
161 GREAT OCEAN ROAD ANGLESEA VIC 3230	\$1,570,000	09-May-25
11 FREDERICK STREET ANGLESEA VIC 3230	\$1,725,000	15-Feb-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: 16 January 2026

Moonah

Moonah Real Estate

M 0468427359

E darcy@moonahrealestate.com.au



16 ELIZABETH STREET ANGLESEA Sold Price
VIC 3230

4 2 2

\$1,525,000 Sold Date **14-May-25**

Distance **0.41km**



161 GREAT OCEAN ROAD Sold Price
ANGLESEA VIC 3230

2 1 1

\$1,570,000 Sold Date **09-May-25**

Distance **2.08km**



11 FREDERICK STREET ANGLESEA Sold Price
VIC 3230

3 2 2

\$1,725,000 Sold Date **15-Feb-25**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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