

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

1D McMahon Avenue, 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

\$900,000

&

\$970,000

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

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 – 38A McMillan Street, Anglesea Vic 3230	\$800,000	2 nd Feb 2025
2 – 27 Ingram Road, Anglesea Vic 3230	\$757,500	29 th Oct 2025
3 – 40 McMahon Avenue, Anglesea Vic 3230	\$2,080,000	21st Oct 2025

This Statement of Information was prepared on: 10.02.2026