# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
IIODGILV	Ullelea	101	Jaio

Address
Including suburb and postcode

142 FOREST ROAD ORBOST VIC 3888

#### Indicative selling price

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

Single Price	\$335,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$371,500	Prop	erty type	ty type House		Suburb	Orbost
Period-from	01 Aug 2024	to	31 Jul 2	025	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
208 NICHOLSON STREET ORBOST VIC 3888	\$360,000	15-May-24
50 GLADSTONE STREET ORBOST VIC 3888	\$435,000	11-Jun-25
69 BOUNDARY ROAD ORBOST VIC 3888	\$430,000	09-May-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: 13 August 2025





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208 NICHOLSON STREET ORBOST Sold Price **VIC 3888** 

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\$360,000 Sold Date 15-May-24

Distance 0.45km



50 GLADSTONE STREET ORBOST Sold Price **VIC 3888** 

**\$435,000** Sold Date

11-Jun-25

Distance 1km



69 BOUNDARY ROAD ORBOST VIC Sold Price 3888

\$430,000 Sold Date 09-May-25

**=** 3

**■** 3

**■** 3

Distance

0.69km



31 TYNON STREET ORBOST VIC 3888

Sold Price

\$380,000 Sold Date 23-Sep-24

Distance

1.11km



37 STANLEY STREET ORBOST VIC Sold Price 3888

\$375,000 Sold Date 13-Dec-24

**≡** 3

\$ 2

Distance 0.61km



125 BOUNDARY ROAD ORBOST VIC 3888

Sold Price

**\$368,000** Sold Date **22-May-25** 

**=** 3

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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