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	152 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	$465,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$360,000	Property type	House	Suburb	Orbost
Period-from	01 Oct 2025	to	30 Sep 2026	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
12 SCOTT STREET ORBOST VIC 3888	$485,000	30-Apr-25
48 EVANS STREET ORBOST VIC 3888	$400,000	09-Jul-25
42 BOWERS STREET ORBOST VIC 3888	$470,000	28-Aug-26

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: 07 October 2026

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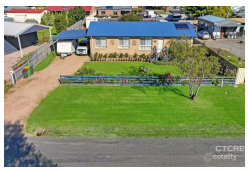
12 SCOTT STREET ORBOST VIC 3888

3 1 6

Sold Price **$485,000** Sold Date **30-Apr-25**

Distance **0.24km**



48 EVANS STREET ORBOST VIC 3888

3 1 2

Sold Price **$400,000** Sold Date **09-Jul-25**

Distance **0.44km**

42 BOWERS STREET ORBOST VIC 3888

3 1 4

Sold Price **$470,000** Sold Date **28-Aug-26**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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