

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

17 Seventh Avenue, Anglesea Vic 3230

Indicative selling price

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

Single Price

\$3,500,000

Median sale price

Median price

\$1,330,000

Property type

house

Suburb

Anglesea

Period - From

Oct 2024

to

Sept 2025

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 – 44 Melba Parade, Anglesea Vic 3230	\$3,380,000	16 th April 2025
2 – 31 Eighth Avenue, Anglesea Vic 3230	\$3,000,000	18 th Nov 2024
3 – 24A Melba Parade, Anglesea Vic 3230	\$4,875,000	1st Nov 2024

This Statement of Information was prepared on: 21.10.2025