

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

2/8 Gardiner Avenue, Anglesea Vic 3230

**Indicative selling price**

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

Single price

\$\*

or range between

\$830,000

&

\$875,000

**Median sale price**

Median price

\$1,225,000

Property type

house

Suburb

Anglesea

Period - From

Jan 2025

to

Dec 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 – 2/2 Tonge Street, Anglesea Vic 3230	\$1,260,000	18 <sup>th</sup> Dec 2025
2 – 3/43 Murray Street, Anglesea Vic 3230	\$805,000	18 <sup>th</sup> April 2025
3 – 1/35 Murray Street, Anglesea Vic 3230	\$740,000	1st August 2025

This Statement of Information was prepared on: 6.01.2026