

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



**SOULFULL 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