

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 Gardiner Avenue, Anglesea Vic 3230

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price

\$4,500,000

**Median sale price**

Median price

\$1,400,000

Property type

house

Suburb

Anglesea

Period - From

Sept 2024

to

August 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 <sup>th</sup> April 2025
2 – 24A Melba Parade, Anglesea Vic 3230	\$4,875,000	1 <sup>st</sup> Nov 2024
3 – 12 Harvey Street, Anglesea Vic 3230	\$3,700,000	6 <sup>th</sup> June 2024

This Statement of Information was prepared on: 11.9.2025