

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

23 MURRAY STREET ANGLESEA VIC 3230

Indicative selling price

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

Single Price

or range
between

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,282,500

Property type

Other

Suburb

Anglesea

Period-from

01 Sep 2025

to

31 Aug 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

38 ODOHUE ROAD ANGLESEA VIC 3230	\$1,390,000	18-Apr-26
38 GOLF LINKS ROAD ANGLESEA VIC 3230	\$1,400,000	23-Jun-26
16 LUBEL STREET ANGLESEA VIC 3230	\$1,400,000	22-Jan-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: 02 September 2026



38 ODOHUE ROAD ANGLESEA VIC 3230

Sold Price

\$1,390,000

Sold Date

18-Apr-26



3



2



2

Distance

1.55km



38 GOLF LINKS ROAD ANGLESEA VIC 3230

Sold Price

^{RS} **\$1,400,000**

Sold Date

23-Jun-26



5



3



2

Distance

1.26km



16 LUBEL STREET ANGLESEA VIC 3230

Sold Price

\$1,400,000

Sold Date

22-Jan-26



4



2



2

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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