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 | |
|---------|---|
| | 3/137 Great Ocean Road, Anglesea Vic 3230 |
| | |

Indicative selling price

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

Single Price \$1,875,000

Median sale price

| Median price | \$1,400,000 | | Property type | house | Sub | uburb | Anglesea |
|---------------|-------------|----|---------------|--------|-----------------|-------|----------|
| Period - From | Sept 2024 | to | August 2025 | Source | Realestate.com. | n.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 Saltwater Place, Anglesea Vic 3230 | \$1,900,000 | 31st May 2024 |
| 2 – 3 Wallis Street, Anglesea Vic 3230 | \$1,850,000 | 23 rd Feb 2024 |
| 3 – 6 Forrest Court, Anglesea Vic 3230 | \$1,600,000 | 5 th Nov 2024 |

| This Statement of Information was prepared on: | 9.9.2025 |
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