

## 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

31 Fraser 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 \$1,300,000

### Median sale price

Median price	\$1,330,000	Property type	house	Suburb	Anglesea
Period - From	Feb 2025	to	Jan 2026	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 – 15 Holmwood Avenue, Anglesea Vic 3230	\$1,425,000	8 <sup>th</sup> Nov 2025
2 – 49 Camp Road, Anglesea Vic 3230	\$1,225,000	4 <sup>th</sup> Sept 2025
3 – 16 Lubel Street Anglesea Vic 3230	\$1,400,000	22 <sup>nd</sup> Jan 2026

This Statement of Information was prepared on: 5.02.2026