## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980



<b>Property</b>	offered	for	sale
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Address	
	36 McMillan Street, Anglesea Vic 3230

### Indicative selling price

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

Single Price \$2,350,000

#### Median sale price

Median price	\$1,330,000		Property type	house	Su	uburb	Anglesea
Period - From	Oct 2024	to	Sept 2025	Source	Realestate.com	m.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 – 115 Great Ocean Road, Anglesea Vic 3230	\$2,100,000	8th Oct 2025
2 – 1 Craigdarroch Ave, Anglesea Vic 3230	\$1,700,000	8 <sup>th</sup> July 2025
3 – 11 Camp Road, Anglesea Vic 3230	\$2,375,000	10 <sup>th</sup> July 2024

This Statement of Information was prepared on: 23.10.2025

