

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

36 McMillan Street, Anglesea Vic 3230

Indicative selling price

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

Price Range

\$2,150,000 - \$2,350,000

Median sale price

Median price

\$1,250,000

Property type

house

Suburb

Anglesea

Period - From

March 2025

to

Feb 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 – 115 Great Ocean Road, Anglesea Vic 3230	\$2,100,000	8th Oct 2025
2 – 2/137 Great Ocean Road, Anglesea Vic 3230	\$2,150,000	13 th Feb 2026
3 – 3 Tonge Street, Anglesea Vic 3230	\$2,490,000	4 th Dec 2025

This Statement of Information was prepared on: 6.03.2026