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: 38 Golf Links Road, Anglesea Vic 3230

Indicative selling price

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

Single Price: $1,450,000

Median sale price

Median price: $1,305,000 | Property type: *house* | Suburb: Anglesea

Period - From: May 2025 to: April 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 – 16 Lubel Street, Anglesea Vic 3230	$1,400,000	22nd Jan 2026
2 – 4 Carrewe Court, Anglesea Vic 3230	$1,337,500	20th July 2025
3 – 38 Odonohue Road, Anglesea Vic 3230	$1,390,000	18th April 2026

This Statement of Information was prepared on: 12.05.2026