

## 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

38 Golf Links Road, Anglesea Vic 3230

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$1,565,000

### Median sale price

Median price	\$1,330,000	Property type	house	Suburb	Anglesea
Period - From	Nov 2024	to	Oct 2025	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 – 12 Chatswood Drive, Anglesea Vic 3230	\$1,650,000	22 <sup>nd</sup> Nov 2024
2 – 27 Belton Street, Anglesea Vic 3230	\$1,650,000	27 <sup>th</sup> Sept 2024
3 – 1 Craigdarroch Ave, Anglesea Vic 3230	\$1,700,000	7 <sup>th</sup> July 2025

This Statement of Information was prepared on: 18.11.2025