

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
Including suburb and postcode
7 PARINGA CRESCENT ANGLESEA VIC 3230

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$965,000	&	\$995,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,400,000	Property type	House	Suburb	Anglesea
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

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
21 RUSSELL AVENUE ANGLESEA VIC 3230	\$900,000	28-Sep-25
5 HILLCREST ROAD ANGLESEA VIC 3230	\$1,140,000	21-Feb-25
22 BUTTERWORTH CRESCENT ANGLESEA VIC 3230	\$958,000	03-Apr-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27 January 2026



**21 RUSSELL AVENUE ANGLESEA
VIC 3230**

 3  1  3

Sold Price

\$900,000 Sold Date **28-Sep-25**

Distance **0.19km**



**5 HILLCREST ROAD ANGLESEA
VIC 3230**

 4  2  2

Sold Price

\$1,140,000 Sold Date **21-Feb-25**

Distance **0.26km**



**22 BUTTERWORTH CRESCENT
ANGLESEA VIC 3230**

 3  1  1

Sold Price

\$958,000 Sold Date **03-Apr-25**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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