Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980



Property offered for sale		

8/141 Great Ocean Road, Anglesea Vic 3230

Indicative selling price

Address

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

Price range between \$1,550,000 & \$1,600,000

Median sale price

Median price	\$1,375,000		Property type	house		Suburb	Anglesea
Period - From	August 2024	to	July 2025	Source	Realestate.c	om.au	

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
5 Gardiner Avenue, Anglesea Vic 3230	\$1,900,000	5 th April 2025
10 Peter Avenue, Anglesea Vic 3230	\$1,685,000	25 th Feb 2025
19 Murray Street, Anglesea Vic 3230	\$1,400,000	15 th Dec 2024

This Statement of Information was prepared on:	1.09.2025

