



## Statement of Information

Single residential property located outside  
the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

47 NOBLE STREET, ANGLESEA

### Indicative selling price

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

Price \$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,305,000

\*House

\*Unit

Suburb  
or locality ANGLESEA

Period - From 01/05/2025 to 31/04/2026

Source REALESTATE.COM.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.

**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.~~

	Address of comparable property	Price	Date of sale
1	6 FERNALD AVENUE, ANGLESEA	\$950,000	08/05/2026
2	52A NOBLE STREET, ANGLESEA	\$950,000	25/02/2026
3	5 McRORIE STREET, ANGLESEA	\$900,000	06/01/2026

This Statement of Information was prepared on 13 May 2026