



35 NOBLE STREET ANGLESEA VIC 3230

Prepared on 22nd July 2025

Darcy Bennett

The Trustee for Moonah Real Estate Trust

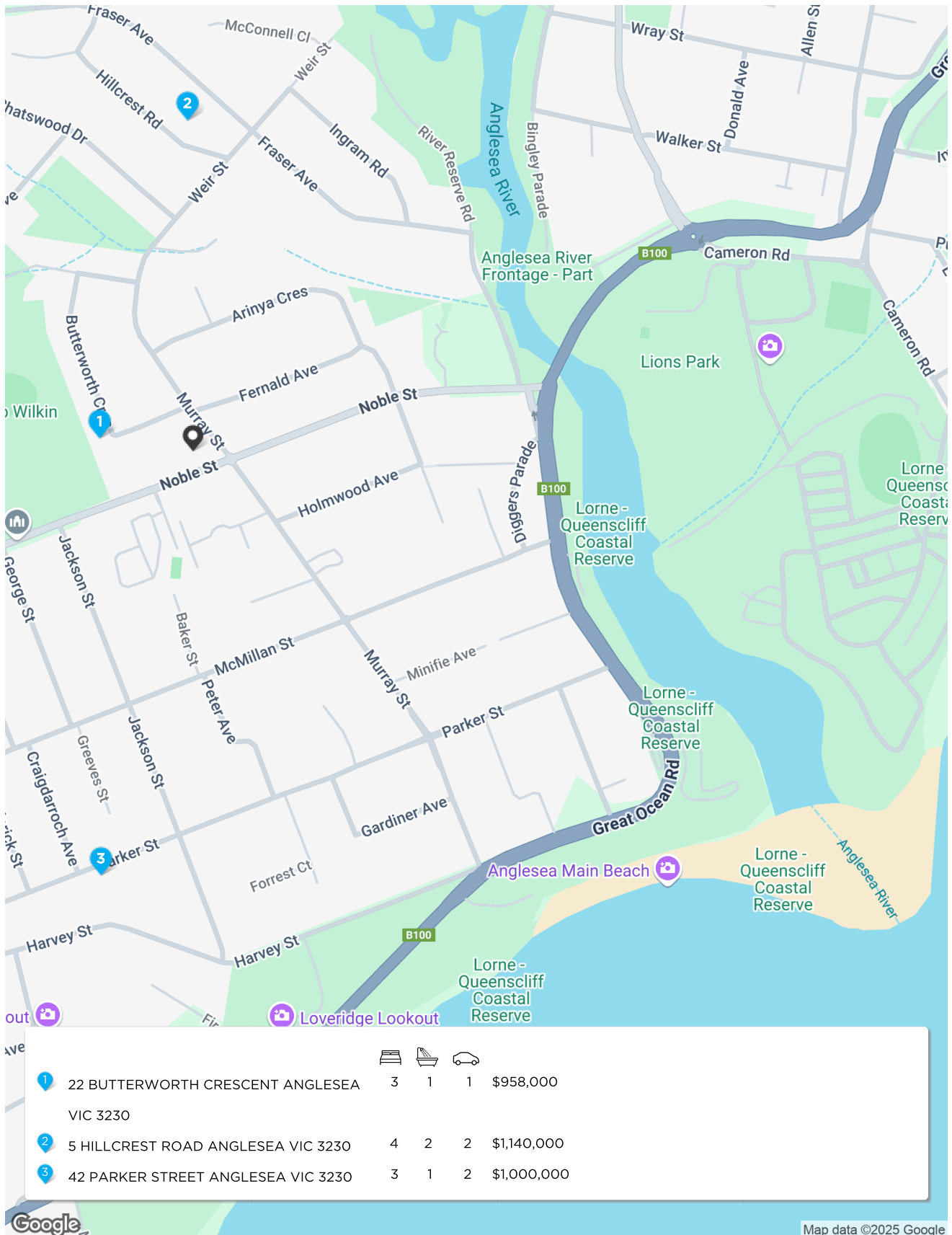
24 River Road

Aireys Inlet VIC 3230

m: 0468427359

darcy@moonahrealestate.com.au

Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

1

22 BUTTERWORTH CRESCENT ANGLESEA VIC 3230

3

1

1

774m²

108m²

Year Built

-

DOM

220

Sold Date

11-Apr-25

Distance

0.15km

First Listing

For Sale \$1,060,000

Last Listing

\$958,000

1

22 BUTTERWORTH CRESCENT ANGLESEA VIC 3230

3

1

1

774m²

108m²

Year Built

-

DOM

220

Sold Date

11-Apr-25

Distance

0.15km

First Listing

For Sale \$1,060,000

Last Listing

\$958,000

2

5 HILLCREST ROAD ANGLESEA VIC 3230

4

2

2

668m²

117m²

Year Built

-

DOM

129

Sold Date

21-Feb-25

Distance

0.51km

First Listing

\$1,250,000 - \$1,300,000

Last Listing

\$1,150,000

3

42 PARKER STREET ANGLESEA VIC 3230

3

1

2

791m²

101m²

Year Built

-

DOM

13

Sold Date

04-Jun-25

Distance

0.68km

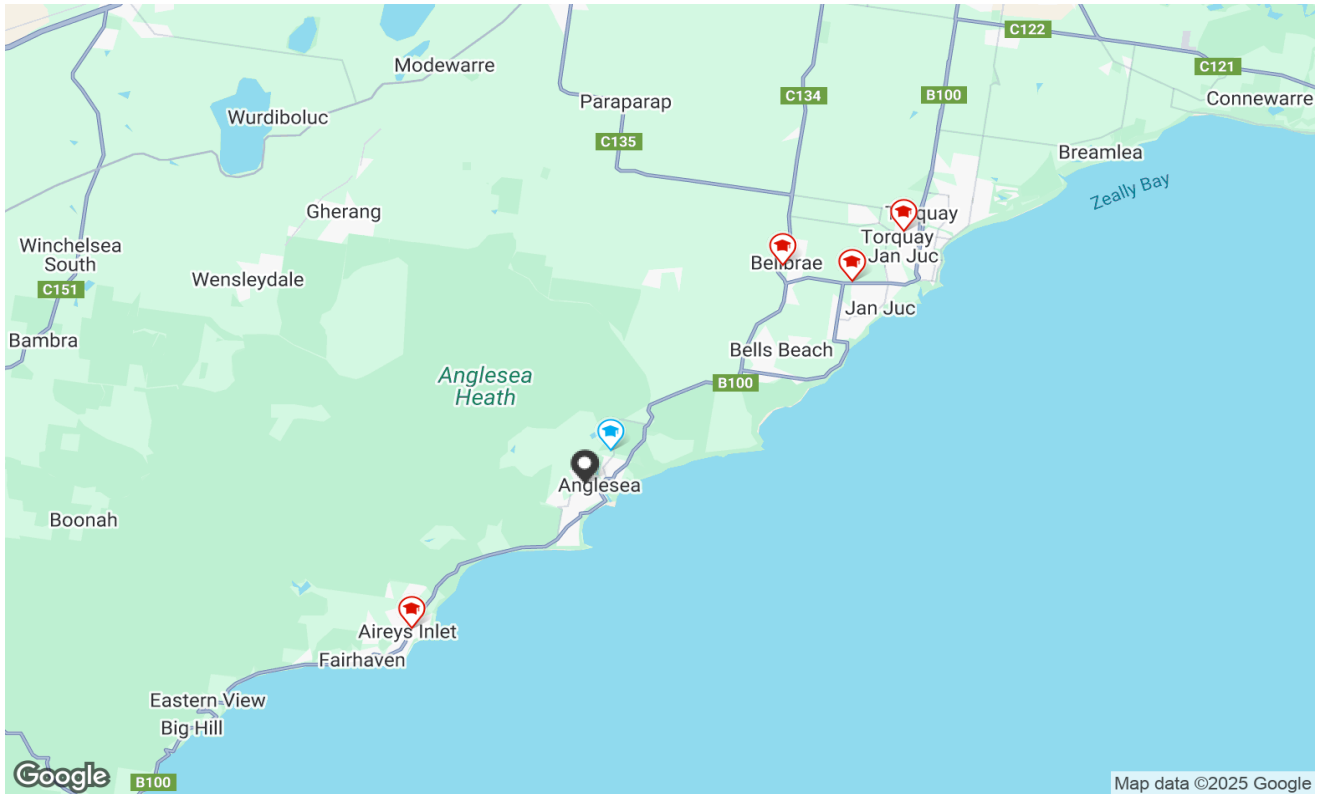
First Listing

\$1,295,000

Last Listing

-

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Anglesea Primary School 85 Camp Road Anglesea VIC 3230	1.65km	Primary	Mixed	Government	0-6
	Aireys Inlet Primary School 15-21 Anderson Street Aireys Inlet VIC 3231	8.26km	Primary	Mixed	Government	0-6
	Bellbrae Primary School 50 School Road Bellbrae VIC 3228	11.08km	Primary	Mixed	Government	0-6
	Christian College Highton - Surf Coast Campus	12.48km	Primary	Mixed	Non-Government	-
	Torquay P-6 College 45-55 Grossmans Road Torquay VIC 3228	15.14km	Primary	Mixed	Government	0-6



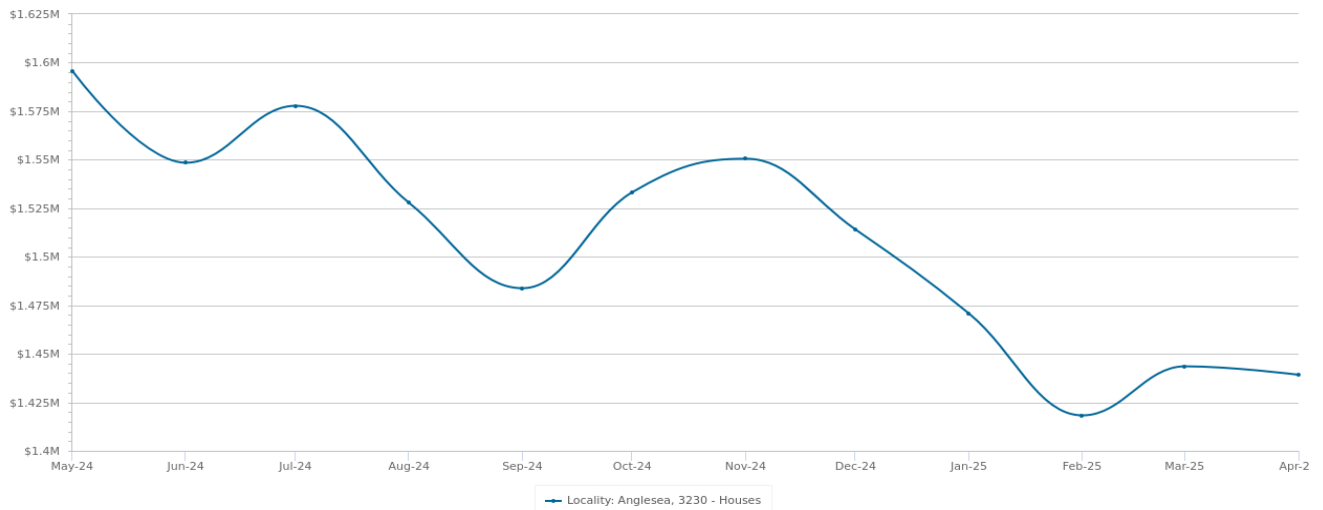
Property is within school catchment area



Property is outside school catchment area

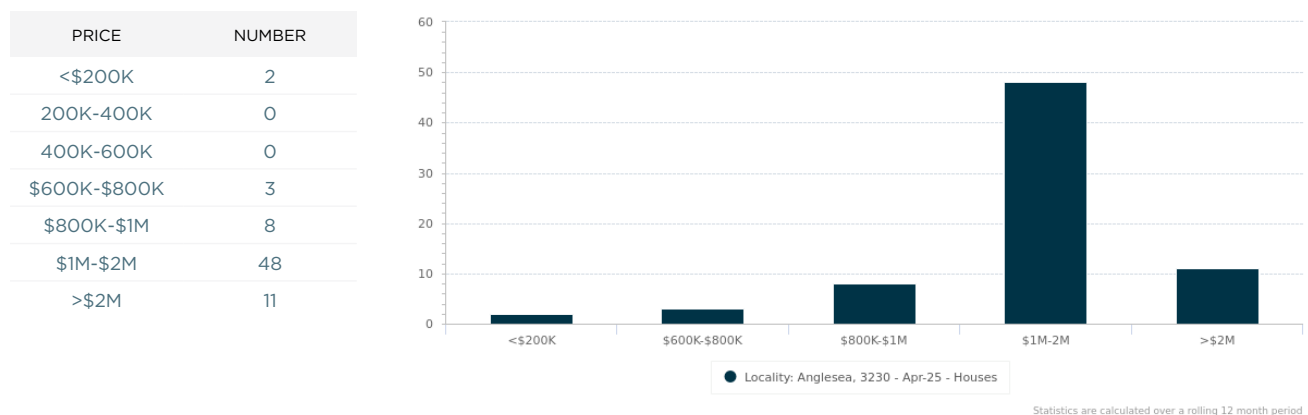
Recent Market Trends

Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2025	9	\$1,439,202	-0.3% ▼	111	47	\$600
Mar 2025	7	\$1,443,552	1.8% ▲	102	49	\$600
Feb 2025	11	\$1,418,278	-3.6% ▼	98	52	\$600
Jan 2025	3	\$1,470,704	-2.9% ▼	93	52	\$582
Dec 2024	3	\$1,514,001	-2.4% ▼	92	58	\$585
Nov 2024	9	\$1,550,506	1.1% ▲	85	58	\$592
Oct 2024	5	\$1,533,275	3.3% ▲	76	56	\$600
Sep 2024	3	\$1,483,787	-2.9% ▼	74	49	\$600
Aug 2024	5	\$1,527,767	-3.2% ▼	72	42	\$600
Jul 2024	5	\$1,577,758	1.9% ▲	72	38	\$600
Jun 2024	5	\$1,548,434	-3.0% ▼	73	35	\$600
May 2024	7	\$1,595,729	-3.0% ▼	72	40	\$600

Sales by Price - 12 months (House)



Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	72	\$1,356,505	-12.4% ▼	111	106	\$610
2024	55	\$1,548,434	-3.8% ▼	71	95	\$600
2023	62	\$1,609,495	-8.4% ▼	38	82	\$610
2022	95	\$1,756,431	37.7% ▲	20	80	\$650
2021	89	\$1,275,909	26.5% ▲	29	82	\$580
2020	73	\$1,008,648	16.9% ▲	42	77	\$440
2019	74	\$862,927	-4.9% ▼	39	91	\$430
2018	94	\$907,065	13.4% ▲	29	106	\$413
2017	90	\$799,730	11.0% ▲	36	100	\$380
2016	109	\$720,630	13.1% ▲	59	126	\$390
2015	116	\$637,237	-0.3% ▼	70	133	\$360
2014	115	\$639,471	1.0% ▲	101	155	\$330
2013	88	\$633,217	6.3% ▲	83	154	\$320
2012	84	\$595,782	-6.0% ▼	85	144	\$310
2011	92	\$633,514	2.4% ▲	67	119	\$320
2010	106	\$618,480	21.4% ▲	77	133	\$300
2009	64	\$509,530	3.6% ▲	93	104	\$300
2008	123	\$491,905	11.0% ▲	46	116	\$260
2007	118	\$443,266	-6.1% ▼	90	104	\$230
2006	85	\$472,230	12.6% ▲	80	64	\$220

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