

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



SOULFUL LIVING
REAL ESTATE

Property offered for sale

Address

8/141 Great Ocean Road, Anglesea Vic 3230

Indicative selling price

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

Single Price

\$1,250,000

Median sale price

Median price

\$1,305,000

Property type

house

Suburb

Anglesea

Period - From

May 2025

to

April 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.

Address of comparable property

Price

Date of sale

2/137 Great Ocean Road, Anglesea Vic 3230	\$2,150,000	13th Feb 2026
3/137 Great Ocean Road, Anglesea Vic 3230	\$1,825,000	24 th Nov 2025
2/2 Tonge Street, Anglesea Vic 3230	\$1,260,000	24 th Nov 2025

This Statement of Information was prepared on: 6.05.2026