

## 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

20 Fraser Avenue, Anglesea Vic 3230

### 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)

Single price

\$1,250,000

### Median sale price

Median price

\$1,237,500

Property type

house

Suburb

Anglesea

Period - From

Sept 2025

to

Aug 2026

Source

Realestate.com.au

### Comparable property sales

**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              |
|-------------------------------------------|-------------|---------------------------|
| 1 – 28 Sixth Avenue, Anglesea Vic 3230    | \$1,100,000 | 4 <sup>th</sup> Sept 2026 |
| 2 – 14 McMillan Street, Anglesea Vic 3230 | \$1,225,000 | 2 <sup>nd</sup> Sept 2026 |
| 3 – 12 Lewis Court, Anglesea Vic 3230     | \$1,375,000 | 26 <sup>th</sup> Aug 2026 |

This Statement of Information was prepared on: 16.09.2026