Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Mcmillan Street, Anglesea VIC 3230

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $1,317,500 Property Type House Suburb Anglesea

Period - From 29/12/2025 to 28/06/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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 eighteen months.

Address of comparable property	Price	Date of sale
5 McRorie Street Anglesea VIC 3230	$900,000	06/01/2026
46 Golf Links Road Anglesea VIC 3230	$905,000	13/03/2026

This Statement of Information was prepared on: 30/06/2026