

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

3 NIBLICK STREET ANGLESEA VIC 3230

Indicative selling price

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

Single Price

\$898,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,000

Property type

House

Suburb

Anglesea

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

11 NIBLICK STREET ANGLESEA VIC 3230	\$990,000	23-Aug-24
3 EAGLE AVENUE ANGLESEA VIC 3230	\$1,002,500	30-Mar-25
5 FAIRWAY DRIVE ANGLESEA VIC 3230	\$990,000	13-Jun-25

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.~~

This Statement of Information was prepared on: 17 September 2025

**11 NIBLICK STREET ANGLESEA VIC 3230**

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Sold Price

\$990,000Sold Date **23-Aug-24**Distance **0.08km****3 EAGLE AVENUE ANGLESEA VIC 3230**

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Sold Price

\$1,002,500Sold Date **30-Mar-25**Distance **0.13km****5 FAIRWAY DRIVE ANGLESEA VIC 3230**

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Sold Price

\$990,000Sold Date **13-Jun-25**Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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