

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 or locality and postcode

3/3-4 Nizam Quay Apollo Bay VIC 3233

Indicative selling price

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

Price

\$599,000 to \$635,000

Median sale price

Median price

\$688,750

Property type

Unit/Apartment

Suburb

Apollo Bay

Period - From

25.11.2024

to

25.11.2025

Source

Realestate.com.au

Comparable property sales

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. 35a Murray Square Apollo Bay	\$650,000	30.09.2025
2. 3/49 Pascoe Street Apollo Bay	\$605,000	17.09.2025
3. 2/183 Great Ocean Road Apollo Bay	\$697,500	04.08.2025

This Statement of Information was prepared on: 25.11.2025