

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
735 ANGLESEA ROAD FRESHWATER CREEK VIC 3217

Indicative selling price

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

Single Price		or range between	\$1,700,000	&	\$1,800,000
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
200 GROSSMANS ROAD TORQUAY VIC 3228	\$1,770,000	21-Oct-25
460 LOUTITT BAY ROAD FRESHWATER CREEK VIC 3217	\$2,100,000	23-Jul-25
20 MARENDAZ ROAD WAURN PONDS VIC 3216	\$1,675,000	02-Jul-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: 14 January 2026



Megan Rovers

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200 GROSSMANS ROAD TORQUAY Sold Price
VIC 3228

4 2 6

\$1,770,000 Sold Date **21-Oct-25**

Distance **6.38km**



460 LOUTITT BAY ROAD
FRESHWATER CREEK VIC 3217

4 3 4

Sold Price

\$2,100,000

Sold Date **23-Jul-25**

Distance **5.49km**



20 MARENDAZ ROAD WAURN
PONDS VIC 3216

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Sold Price

\$1,675,000

Sold Date **02-Jul-25**

Distance **6.46km**

RS = Recent sale **UN** = Undisclosed Sale

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