

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

40 NELSON STREET APOLLO BAY VIC 3233

Indicative selling price

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

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

Business

Suburb

Apollo Bay

Period-from

01 Feb 2025

to

31 Jan 2026

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

46 NELSON STREET APOLLO BAY VIC 3233	\$725,000	07-Jan-26
16 MCLENNAN STREET APOLLO BAY VIC 3233	\$800,000	18-Dec-25
83 MCLACHLAN STREET APOLLO BAY VIC 3233	\$780,000	02-Oct-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: 04 February 2026



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46 NELSON STREET APOLLO BAY VIC 3233

2 1 -

Sold Price

^{RS}

\$725,000

Sold Date

07-Jan-26

Distance

0.06km



16 MCLENNAN STREET APOLLO BAY VIC 3233

3 2 3

Sold Price

^{RS}

\$800,000

Sold Date

18-Dec-25

Distance

0.44km



83 MCLACHLAN STREET APOLLO BAY VIC 3233

3 1 -

Sold Price

\$780,000

Sold Date

02-Oct-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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