

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

295 MONTROSE AVENUE 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

\$2,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Apollo Bay

Period-from

01 Jun 2025

to

31 May 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

50 OLD HORDERN VALE ROAD APOLLO BAY VIC 3233	\$3,300,000	18-Sep-24
200 BUSTY ROAD APOLLO BAY VIC 3233	\$2,350,000	22-Apr-24
575 GREAT OCEAN ROAD APOLLO BAY VIC 3233	\$2,200,000	02-May-23

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: 23 June 2026



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**50 OLD HORDERN VALE ROAD
APOLLO BAY VIC 3233**

8 5 2

Sold Price **\$3,300,000** Sold Date **18-Sep-24**

Distance **3.12km**



**200 BUSTY ROAD APOLLO BAY
VIC 3233**

3 2 4

Sold Price **\$2,350,000** Sold Date **22-Apr-24**

Distance **5.31km**



**575 GREAT OCEAN ROAD APOLLO
BAY VIC 3233**

5 3 3

Sold Price **\$2,200,000** Sold Date **02-May-23**

Distance **3.58km**

RS = Recent sale UN = Undisclosed Sale

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