

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

200 FOREST ROAD ORBOST VIC 3888

Indicative selling price

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

Single Price

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Orbost

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

21 GORDON STREET ORBOST VIC 3888	\$588,000	21-Oct-25
37 BOWERS STREET ORBOST VIC 3888	\$575,000	08-Apr-26
34 BOWERS STREET ORBOST VIC 3888	\$560,000	13-Mar-26

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 June 2026



21 GORDON STREET ORBEST VIC 3888

Sold Price

\$588,000

Sold Date

21-Oct-25

 3

 2

 3

Distance

1.06km



37 BOWERS STREET ORBEST VIC 3888

Sold Price

\$575,000

Sold Date

08-Apr-26

 4

 2

 2

Distance

0.43km



34 BOWERS STREET ORBEST VIC 3888

Sold Price

\$560,000

Sold Date

13-Mar-26

 4

 2

 2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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