

# Statement of Information

Single residential property located in the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Street: 113 GLADSTONE STREET

Suburb: ORBOST

State: VIC

Postcode: 3888

## Indicative selling price

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

Single price: \$ 449,000.00

OR

Range between: \$ and \$

## Median sale price

Median price: \$ 368,000.00

Property type: EXISTING HOUSE CONSISTING OF 3 BEDROOMS, 1 BATHROOM

Suburb: ORBOST

Period - From: 01 / 09 / 2024 to: 20 / 09 / 2025 Source: REA

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 51 TENNYSON STREET, ORBOST 3888   | \$ 500,000.00 | 11 / 08 / 2025 |
| 2 12 SCOTT STREET, ORBOST 3888      | \$ 485,000.00 | 30 / 06 / 2025 |
| 3 50 GLADSTEONE STREET, ORBOST 3888 | \$ 435,000.00 | 11 / 06 / 2025 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 20 September 2025