

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

45 MAWSON STREET 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

\$475,000

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

122 STANLEY STREET ORBOST VIC 3888	495000	14-May-26
98 REED STREET ORBOST VIC 3888	448000	03-Feb-26
53 MAWSON STREET ORBOST VIC 3888	450000	12-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: 06 June 2026



122 STANLEY STREET ORBOST VIC Sold Price
3888

^{RS} **495000** Sold Date **14-May-26**

 3  2  2

Distance **1.22km**



98 REED STREET ORBOST VIC Sold Price
3888

448000 Sold Date **03-Feb-26**

 3  2  2

Distance **0.94km**



53 MAWSON STREET ORBOST VIC Sold Price
3888

450000 Sold Date **12-Mar-26**

 3  2  2

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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