

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot 365 LP51438

ORIENTATION
North

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

FRONTAGE
15.38m Approx

LEGAL DESCRIPTION
365\LP51438

ZONES
GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER
3684

OVERLAYS
N/A

LAND SIZE
511m² Approx

PropTrack Property Data

HOUSE
🏠 2 🏡 1 🚗 2

Property Sales Data

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$492,000	01/02/2021	03/03/2021
\$206,000	01/03/2005	01/03/2005
\$190,000	12/10/2003	06/02/2004
\$56,000	14/11/1996	N/A

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

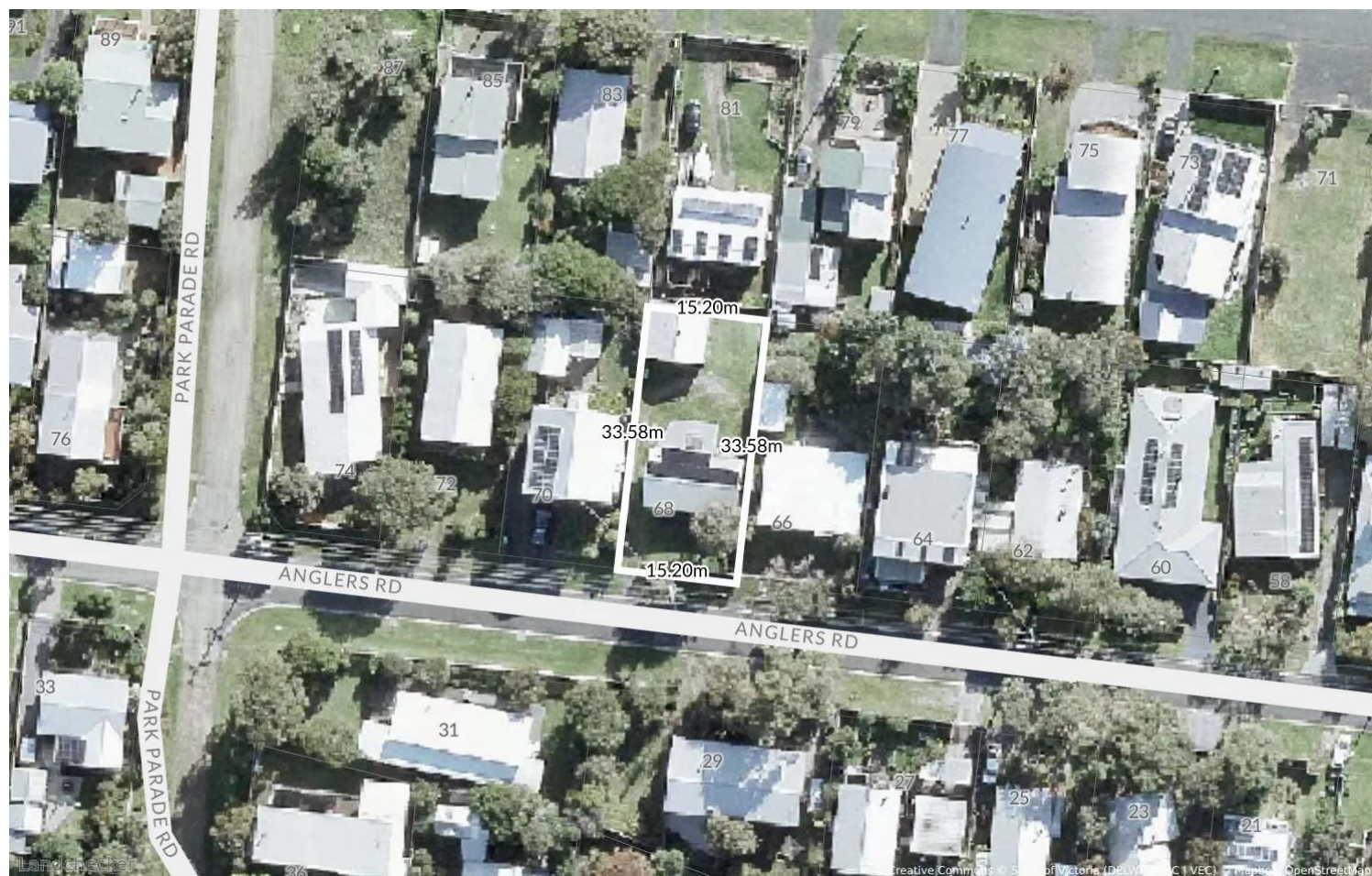
CLOSEST PRIVATE SCHOOLS	CLOSEST PRIMARY SCHOOLS
St Joseph's School (7402 m) Koonwarra Village School (31768 m)	Wonthaggi Primary School (6884 m)
CLOSEST SECONDARY SCHOOLS	
Wonthaggi Secondary College (6844 m)	

Burglary Statistics

POSTCODE AVERAGE	STATE AVERAGE
1 in 149 Homes	1 in 76 Homes
COUNCIL AVERAGE	
1 in 159 Homes	

Council Information - Bass Coast

PHONE	EMAIL
1300226278 (Bass Coast)	basscoast@basscoast.vic.gov.au
WEBSITE	
http://www.basscoast.vic.gov.au/	



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

68 Anglers Road, Cape Paterson Vic 3995

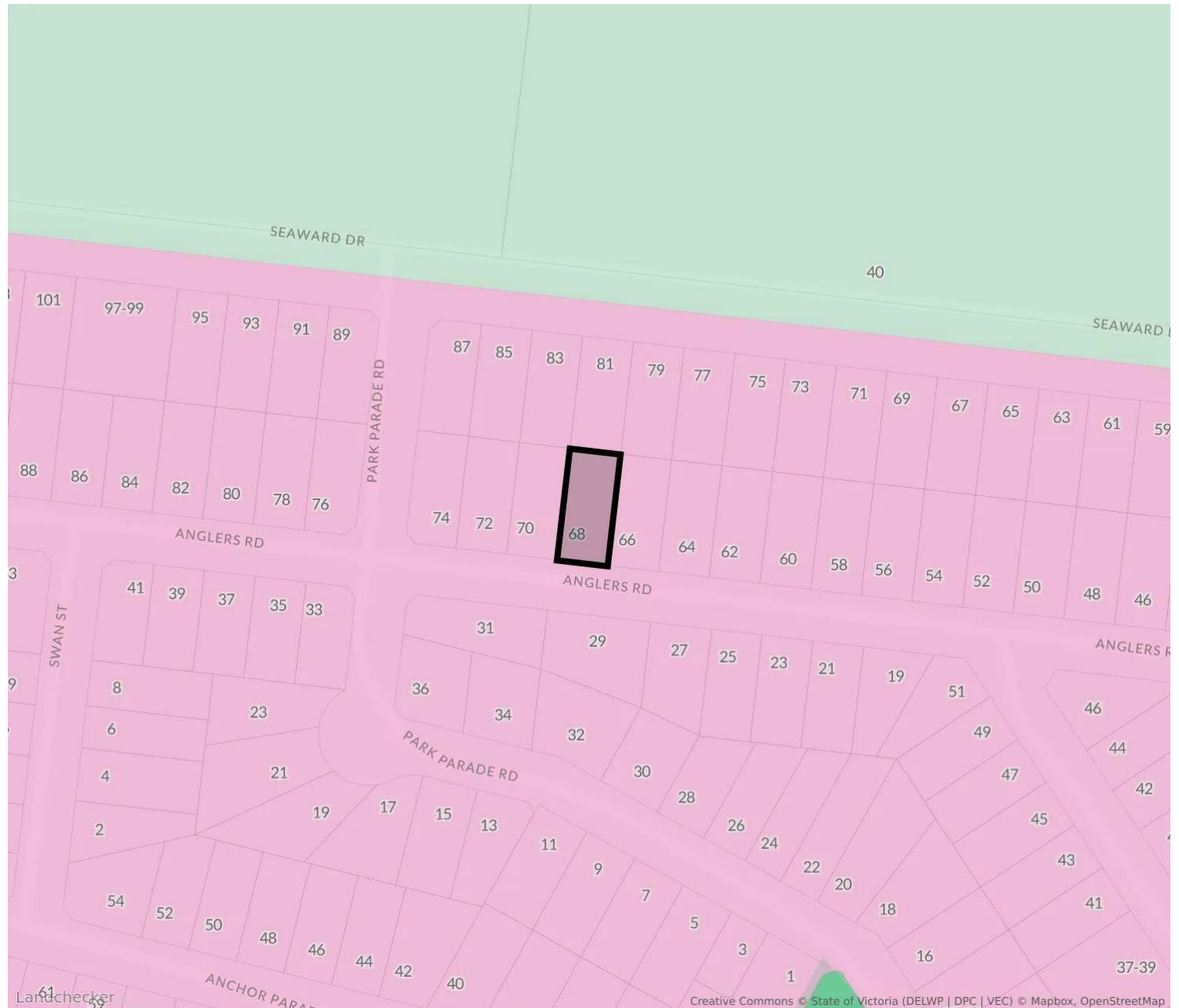
Status	Code	Date	Description
APPROVED	VC245	13/05/2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.
APPROVED	VC271	13/05/2026	The amendment supports the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone.
APPROVED	GC148	13/05/2026	Applies the Specific Control Overlay and inserts the Victorian Desalination Project - Infrastructure Protection Incorporated Document, January 2026 into three Planning Schemes - Bass Coast, Cardinia and Casey, and makes associated changes to the three planning schemes over the Victorian Desalination Project area and adjoining land.
APPROVED	VC309	11/05/2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.
APPROVED	C176basc	07/05/2026	This amendment rectifies various technical errors within the planning scheme, specifically regarding the Heritage Overlay (HO). It does so by implementing the recommendations provided within the Bass Coast Shire Heritage Audit Report 2025. The specific changes recommended in this report vary from by site and are considered administrative only as they do not change the context or intent of the Heritage Overlay.
APPROVED	VC248	04/05/2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.
APPROVED	VC232	27/04/2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.
APPROVED	VC307	19/04/2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation.

Status	Code	Date	Description
			Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.
APPROVED	VC308	16/04/2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.
APPROVED	VC265	03/04/2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.
APPROVED	VC277	01/04/2026	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport.
APPROVED	VC304	22/03/2026	Extends the expiry date of the Dependent Persons Unit temporary provisions
APPROVED	VC300	19/03/2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
APPROVED	VC301	18/03/2026	Amendment VC301 corrects Clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system.
APPROVED	VC298	18/03/2026	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Project's (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clause's application to projects carried out by or on behalf of VIDA Rail. The amendment also updates reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).
APPROVED	VC297	06/03/2026	Amendment VC297 creates an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East.
APPROVED	VC295	04/03/2026	The amendment changes the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.
APPROVED	C172basc	04/03/2026	Amends the Wonthaggi North East PSP and DCP to correct the description of infrastructure items and make minor clerical errors to ensure alignment with the recommendations of the VPA Projects Standing Advisory Committee (SAC) Final Report (August 2022) as introduced by Amendment C152basc.

PROPOSED PLANNING SCHEME AMENDMENTS

68 Anglers Road, Cape Paterson Vic 3995

No proposed planning scheme amendments for this property



GRZ1 - General Residential Zone - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.08 General Residential Zone

None specified.

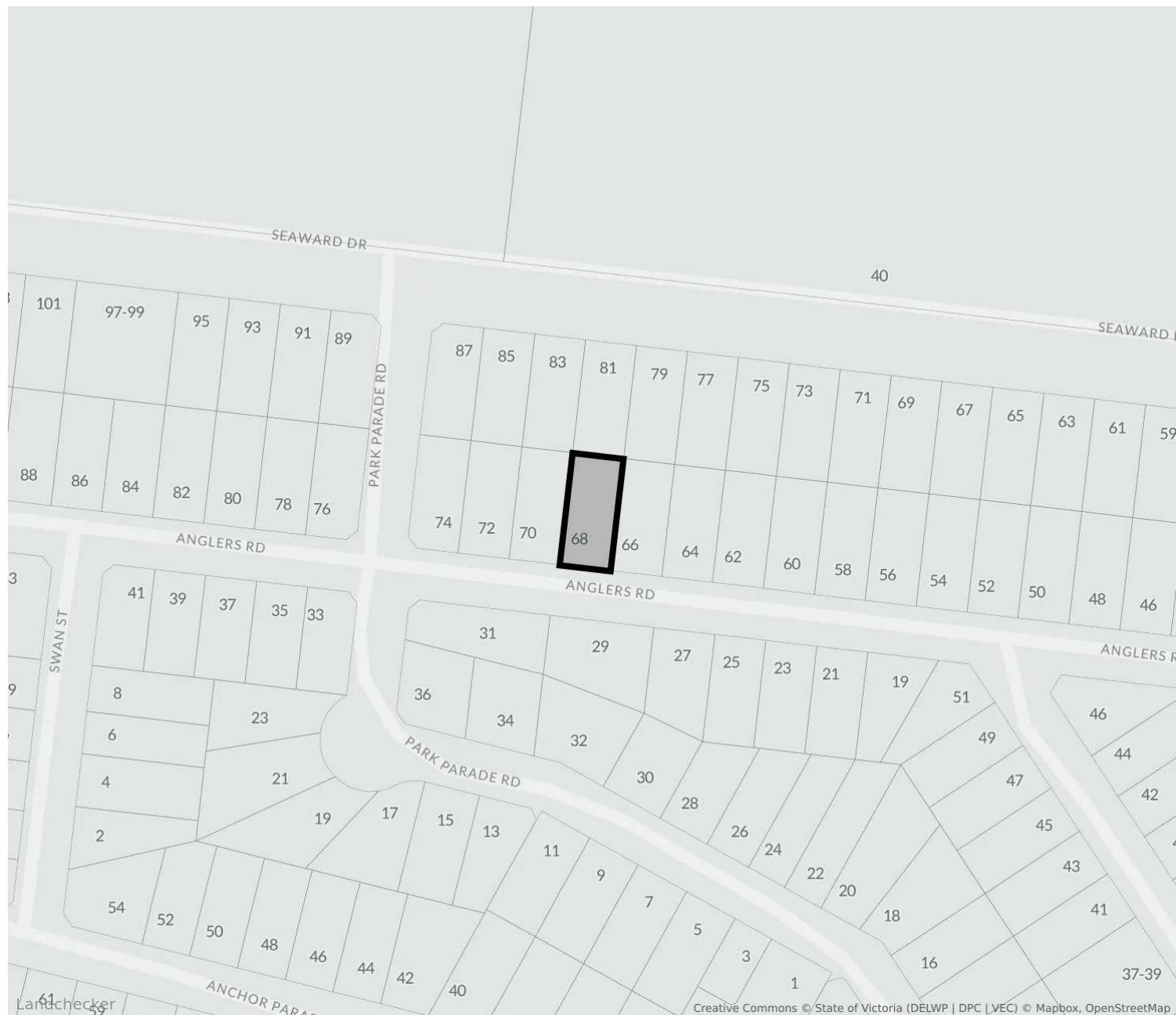
LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact BASS COAST council on 1300226278.

Other nearby planning zones

FZ - Farming Zone

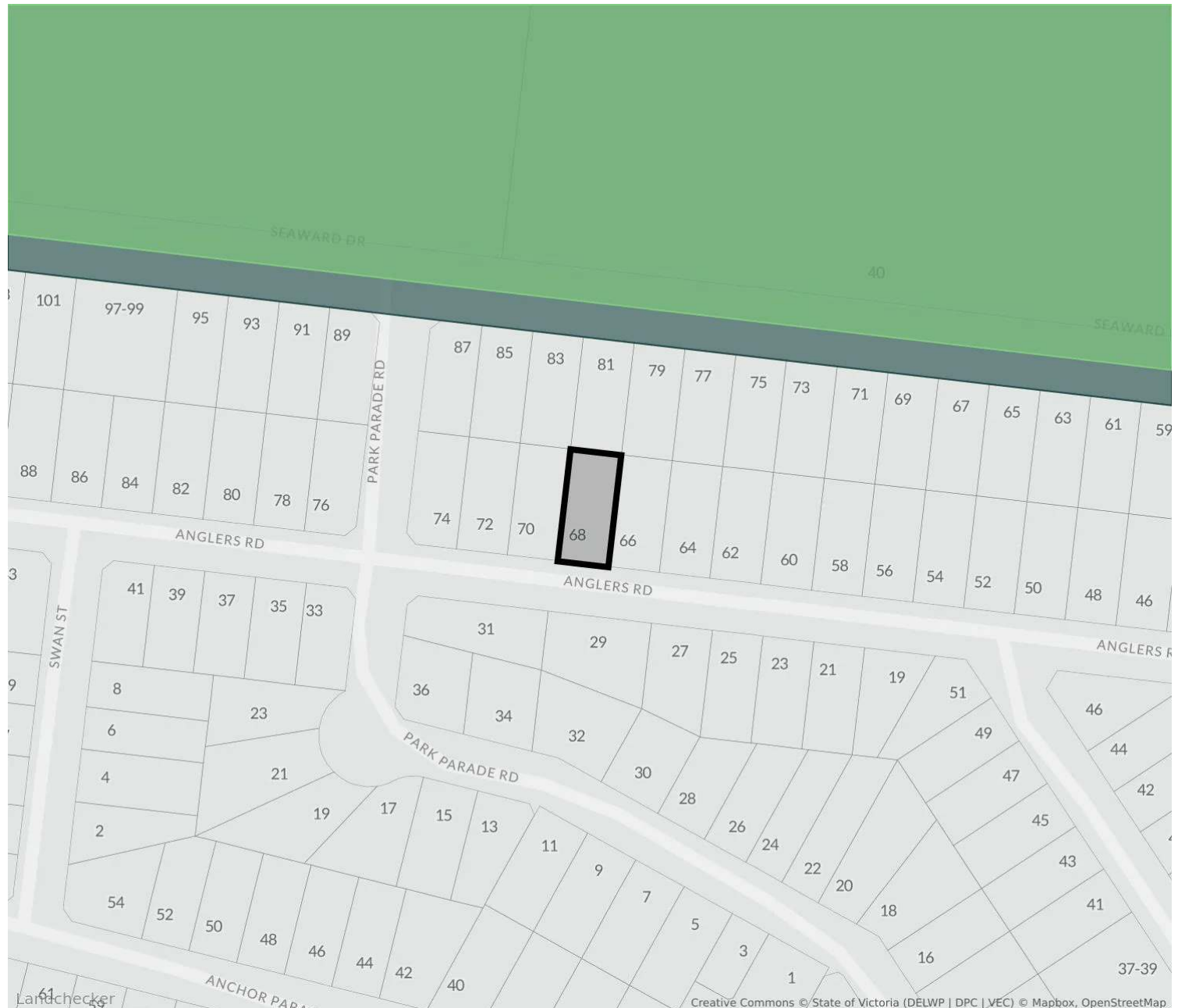
PPRZ - Public Park And Recreation Zone



There are no overlays for this property

NEARBY OVERLAYS

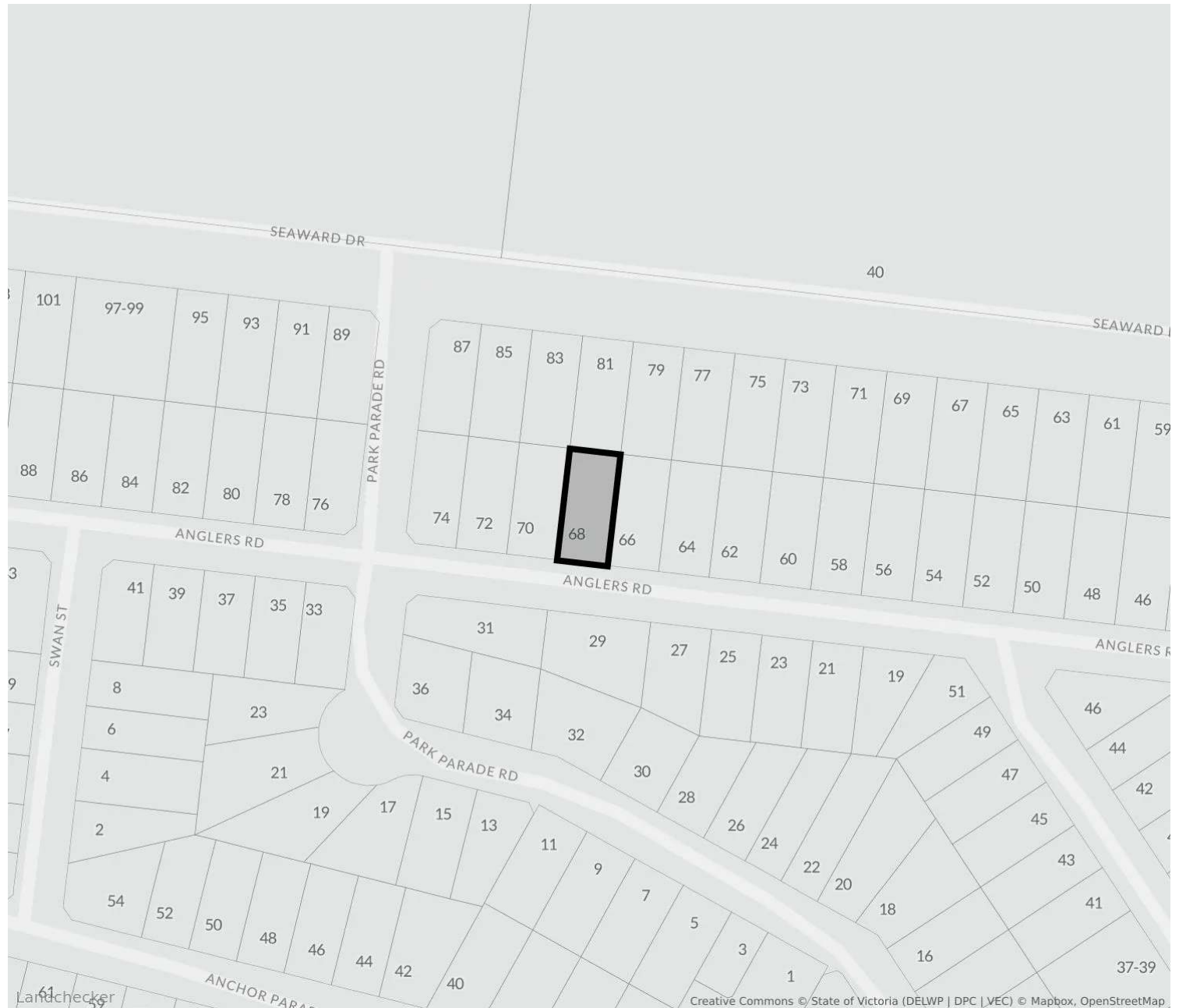
68 Anglers Road, Cape Paterson Vic 3995



 **ESO - Environmental Significance Overlay**

 **SLO - Significant Landscape Overlay**

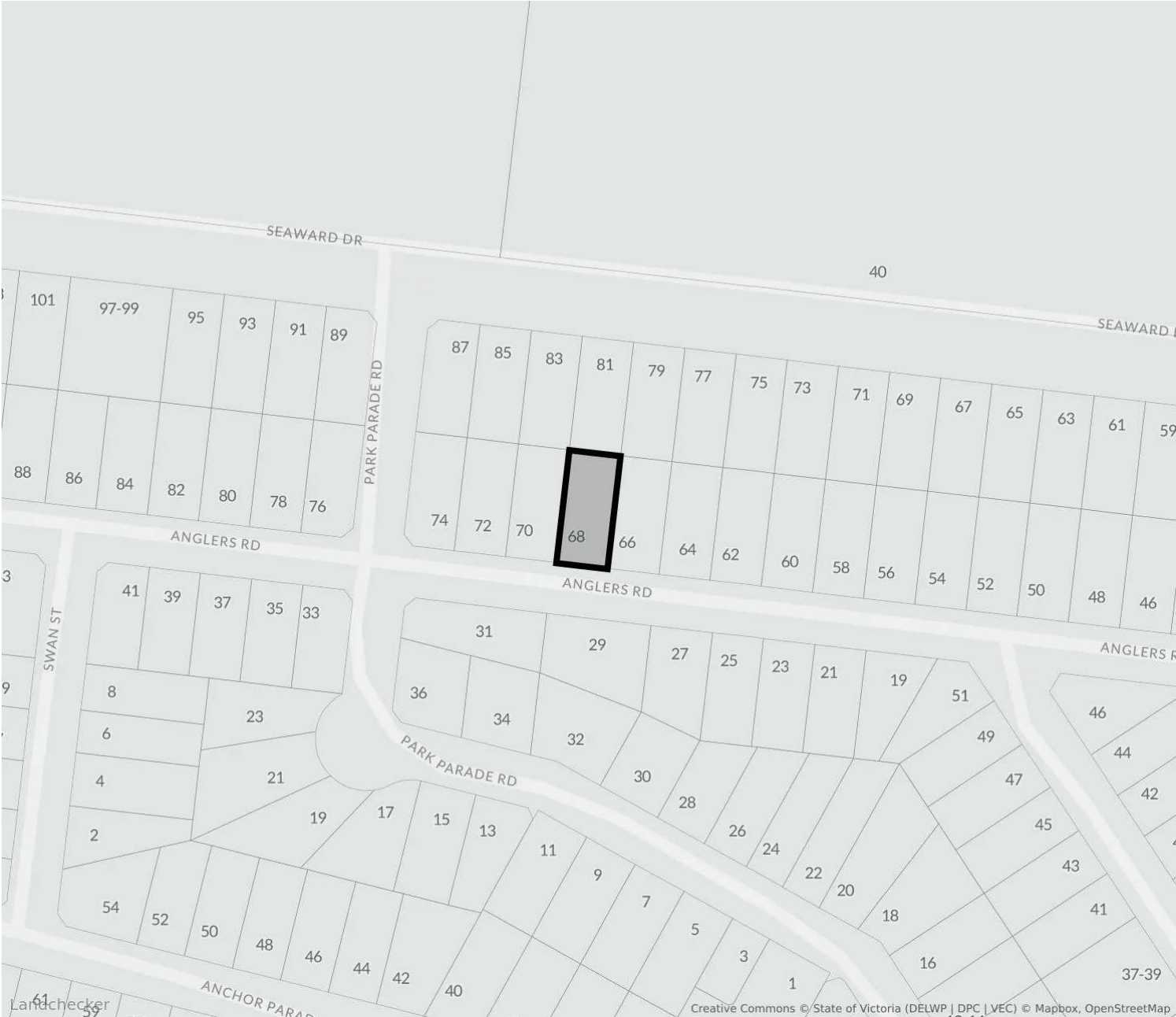
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact BASS COAST council on 1300226278.



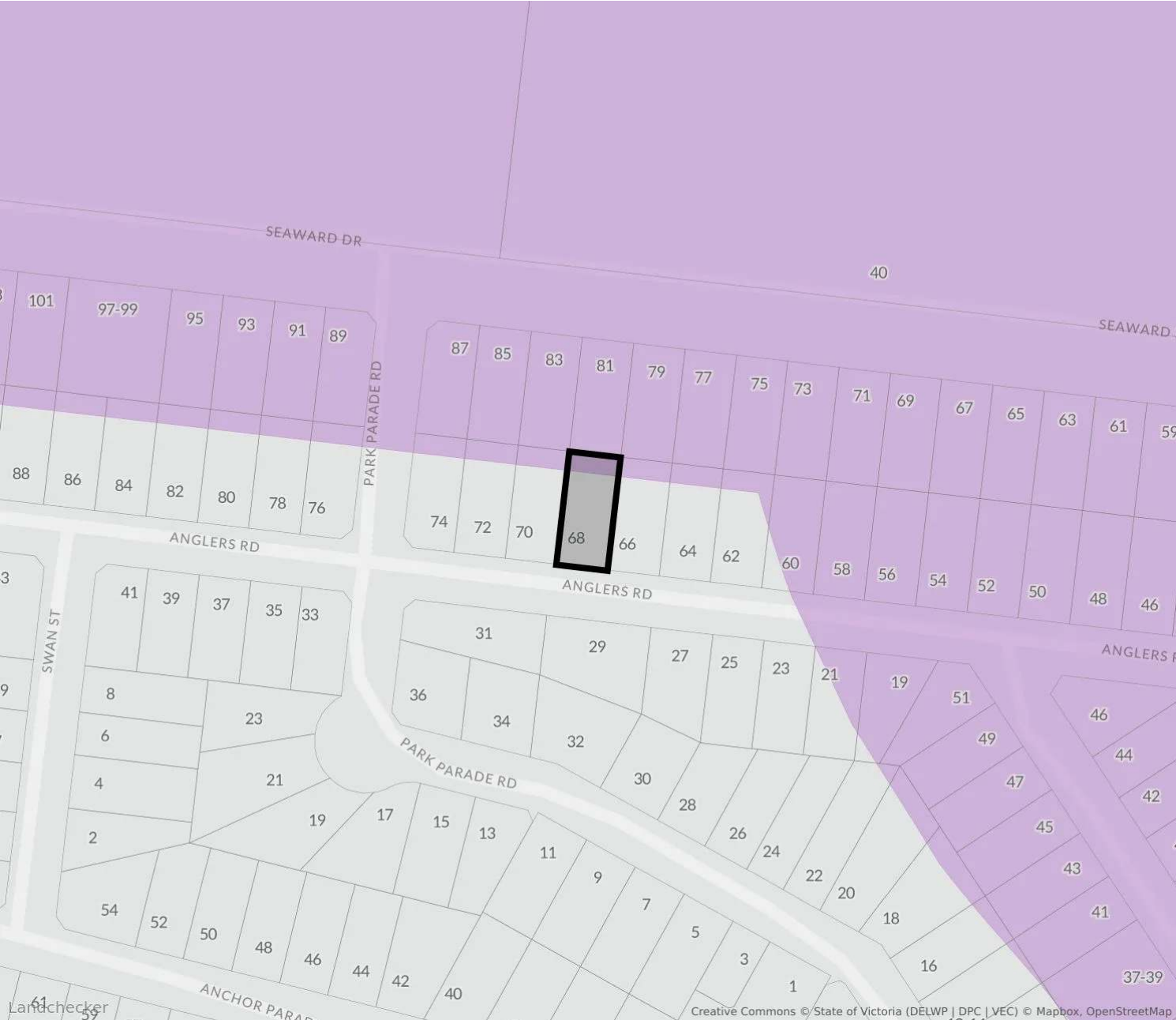
Flood

This property has not been specified as being affected by flooding according to [Landchecker flood sources](#).

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning FO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	23/02/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	23/02/2026

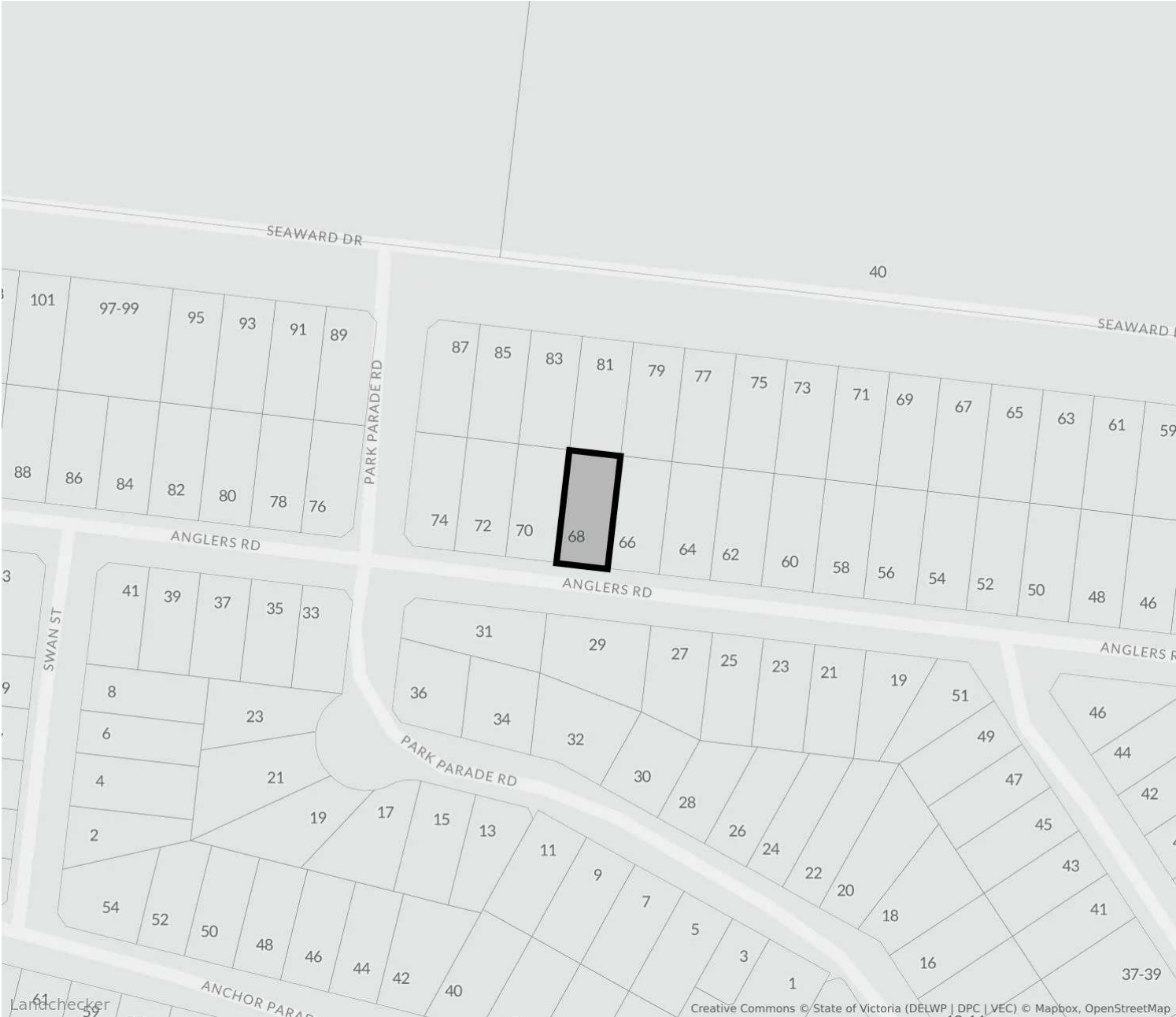


Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BPA	Affected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

Source Authority	Status	Type	Last Updated
BMO3			



Landslide Prone Area

This property is not within a zone classified as a landslide prone area.
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	09/03/2026

PROPTACK COMPARABLE SALES

68 Anglers Road, Cape Paterson Vic 3995



66 ANGLERS RD CAPE PATERSON VIC 3995

3 bedrooms, 1 bathroom, 2 cars

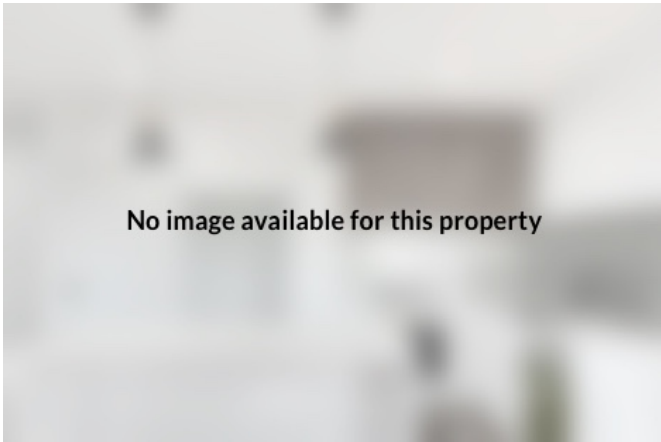
LAND AREA 514m²
TYPE House
LAST SALE \$730,000 (27/05/2026)
ZONE GRZ



34 PARK PARADE RD CAPE PATERSON VIC 3995

2 bedrooms, 1 bathroom, - cars

LAND AREA 519m²
TYPE House
LAST SALE \$530,000 (16/01/2026)
ZONE GRZ



52 ANGLERS RD CAPE PATERSON VIC 3995

2 bedrooms, 2 bathrooms, 2 cars

LAND AREA 511m²
TYPE House
LAST SALE \$750,000 (14/01/2026)
ZONE GRZ



4 SWAN ST CAPE PATERSON VIC 3995

3 bedrooms, 2 bathrooms, 1 car

LAND AREA 580m²
TYPE House
LAST SALE \$615,000 (26/02/2026)
ZONE GRZ



3 NEPTUNE ST CAPE PATERSON VIC 3995

 3  2  -

LAND AREA 511m²
TYPE House
LAST SALE \$740,000 (24/03/2026)
ZONE GRZ



11 SPEAR ST CAPE PATERSON VIC 3995

 4  2  1

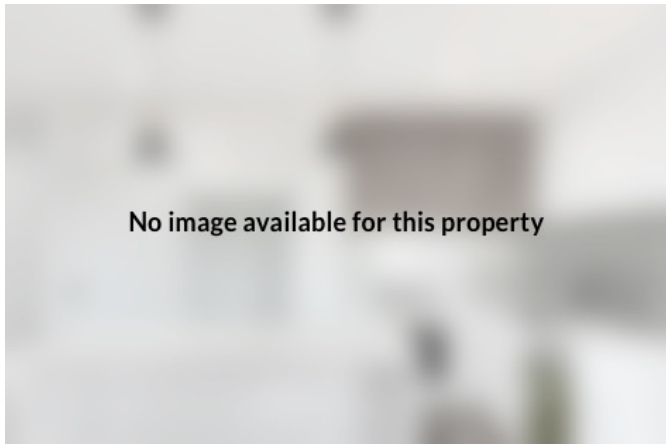
LAND AREA 511m²
TYPE House
LAST SALE \$780,000 (09/02/2026)
ZONE GRZ



22 CORAL ST CAPE PATERSON VIC 3995

 3  1  1

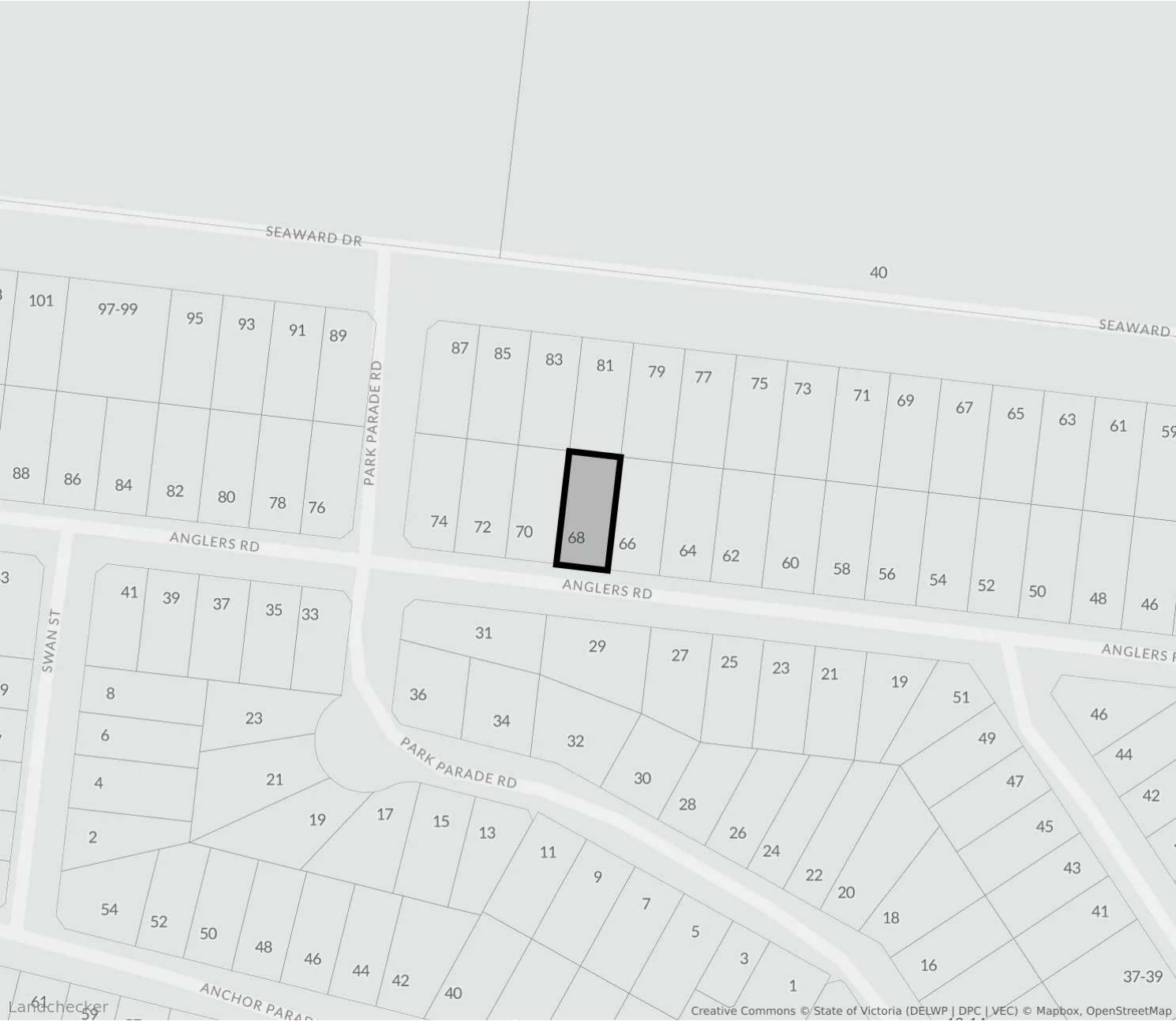
LAND AREA 497m²
TYPE House
LAST SALE \$645,000 (14/05/2026)
ZONE GRZ



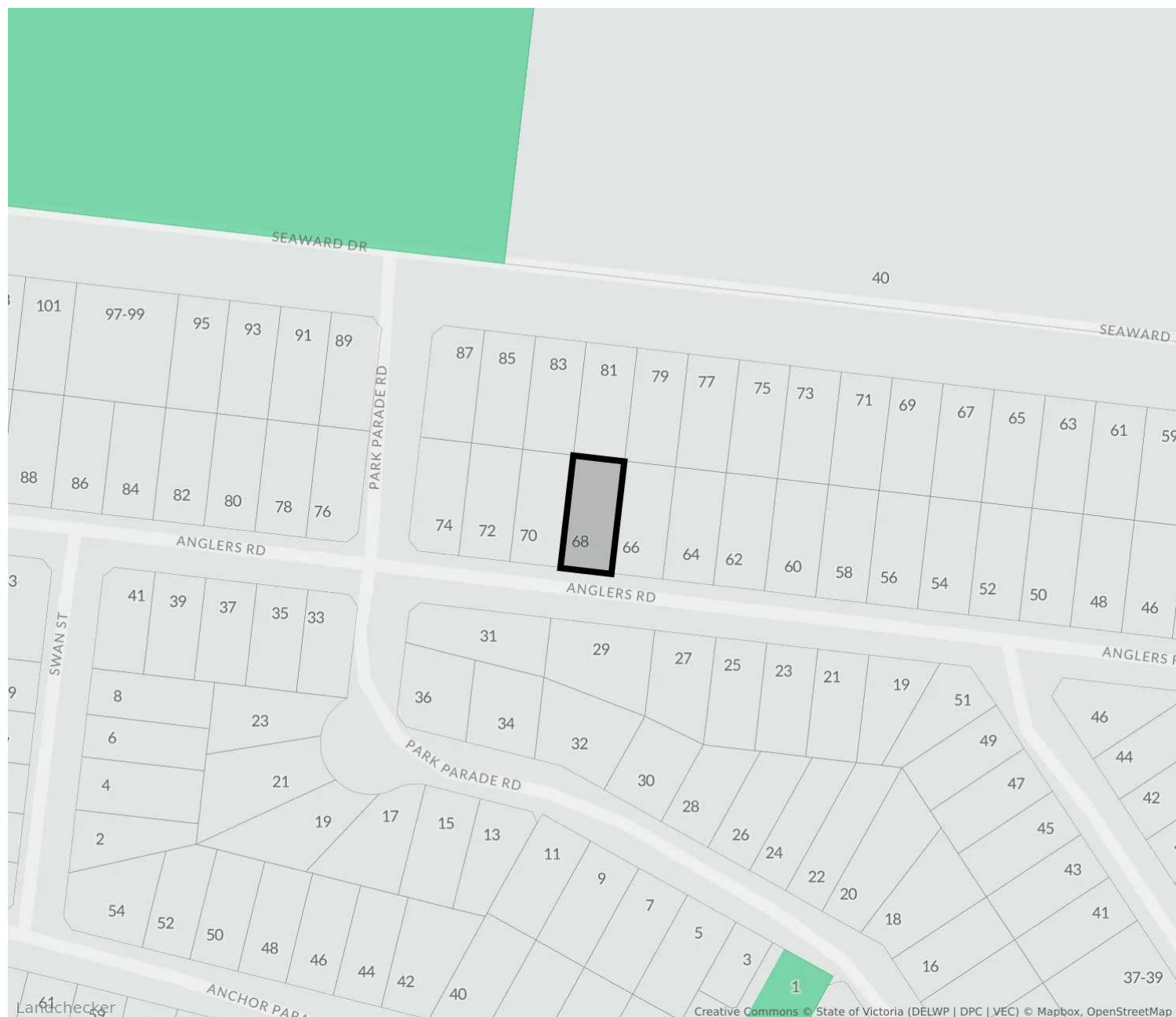
72 CORAL ST CAPE PATERSON VIC 3995

 3  -  -

LAND AREA 514m²
TYPE House
LAST SALE Unavailable
ZONE GRZ

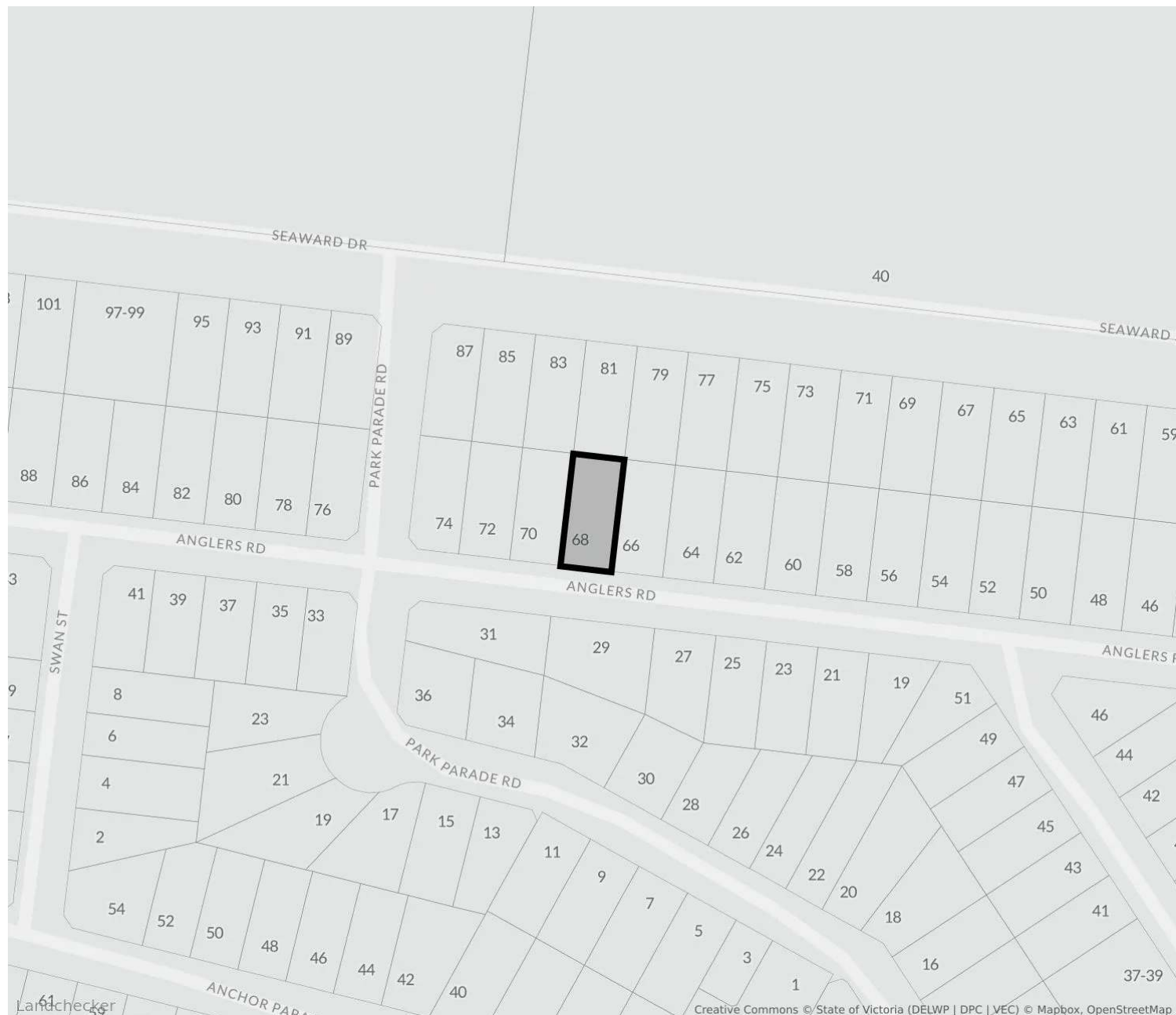


No planning permit data available for this property.

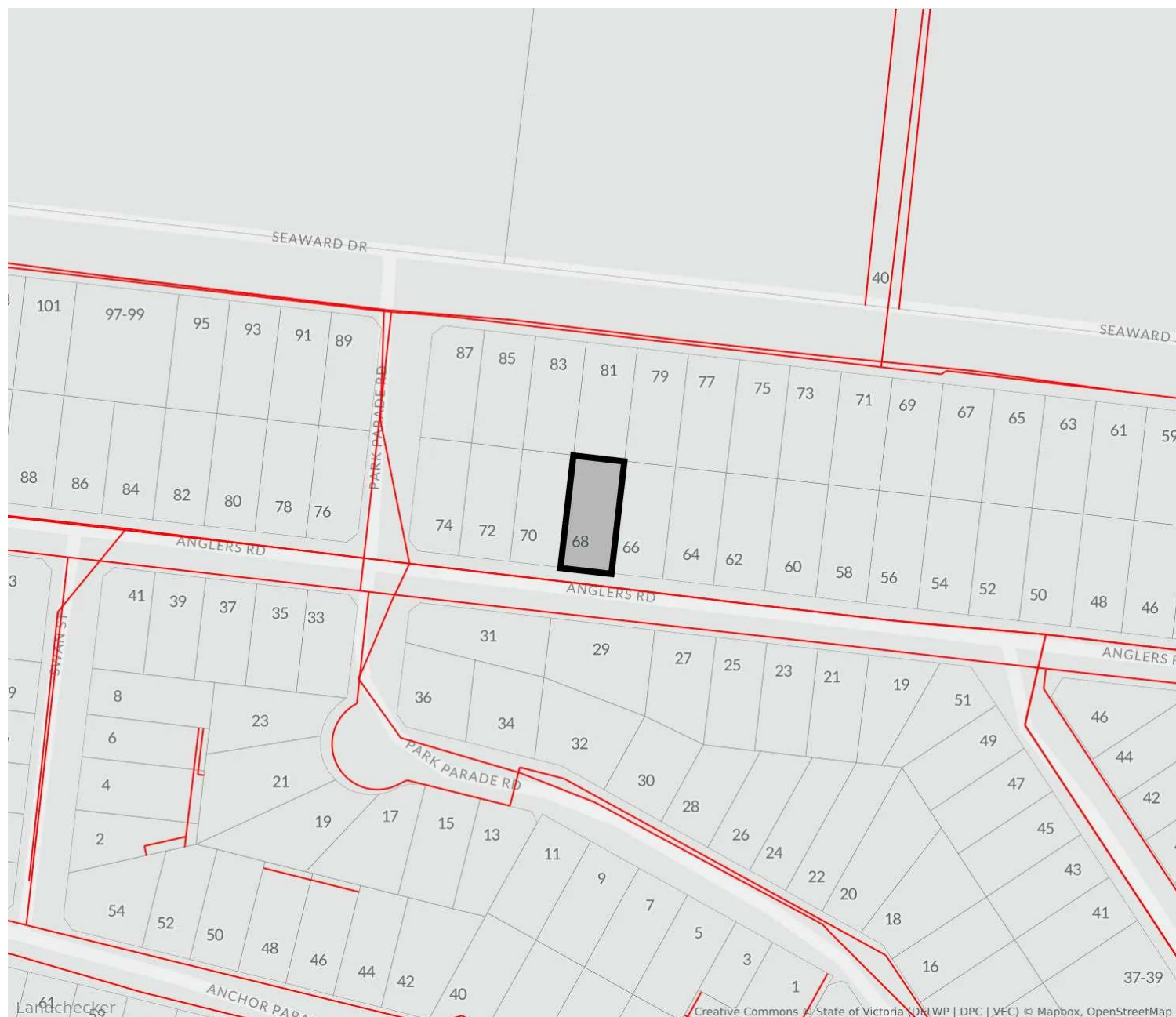


Status	Code	Date	Address	Description
APPROVED	PDPLANPER-2024/001809	26/09/2024	<u>Seaward Dr, Cape Paterson</u> <u>Seaward Dr, Cape Paterson</u> <u>Seaward Dr, Cape Paterson</u>	Develop a replacement telecommunications facility (clause 52.19) in the slo4 and eso1.
APPROVED	PDPLANPER-2023/000287	22/09/2023	<u>1 Park Parade Rd, Cape Paterson</u>	Two lot subdivision (boundary realignment) and creation of easements (spear: s212000e).
APPROVED	150219	06/10/2015	<u>2 Swan Street, Capepaterson</u>	3 lot subdivision.
OTHER	02747	05/08/2002	<u>67 Seaward Dr, Cape Paterson</u>	Develop and use a dwelling.
APPROVED	0298	22/03/2002	<u>60 Anglers Rd, Cape Paterson</u>	Two lot subdivision.
APPROVED	991139	07/04/1999	<u>44 Sea Breeze Pde, Cape Paterson</u>	Relocate a dwelling onto the land.

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.



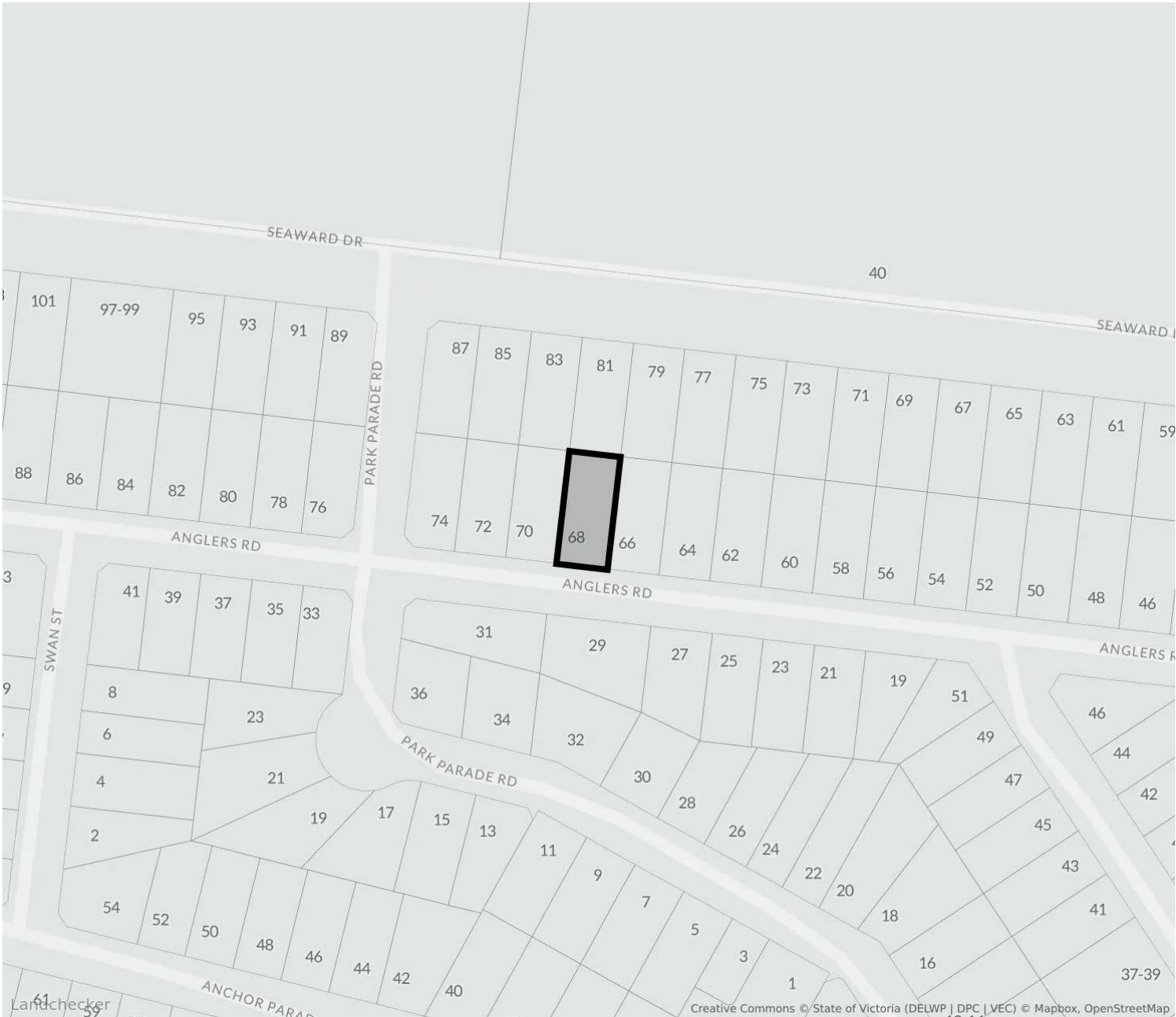
No easements for this property



Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on 1300226278.

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