

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 or locality and postcode 5 Blue Gum Court, Mount Pleasant Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$795,000

Median sale price

Median price \$460,000 Property Type House Suburb Mount Pleasant

Period - From 01/01/2024 to 31/12/2024 Source REIV

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
1	2 The Horizon MOUNT HELEN 3350	\$760,000	26/02/2024
2	3 Macarthur St SOLDIERS HILL 3350	\$785,000	05/02/2024
3	12 Brooksbank Ct BLACK HILL 3350	\$780,400	23/10/2023

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: 04/03/2025 11:31



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Property Type: House (Res)

Land Size: 904 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$795,000

Median House Price

Year ending December 2024: \$460,000

Comparable Properties



2 The Horizon MOUNT HELEN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 26/02/2024

Property Type: House (Res)

Land Size: 948 sqm approx



3 Macarthur St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$785,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Land Size: 856 sqm approx



12 Brooksbank Ct BLACK HILL 3350 (REI/VG)

Agent Comments

3 2 4

Price: \$780,400

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 1619 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300