

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

10 Henry Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$239,000 & \$249,000

Median sale price

Median price \$379,000 Property Type Vacant land Suburb Mount Clear

Period - From 20/04/2025 to 19/04/2026 Source Property Data

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	5 Imperial Way CANADIAN 3350	\$270,000	11/11/2025
2	25 St Martins PI MOUNT CLEAR 3350	\$290,000	06/01/2025
3	8 Nyora Gr MOUNT HELEN 3350	\$250,000	13/11/2025

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:

20/04/2026 08:31

Lisa Horvat

03 5324 2408

0400 533 667

lisa@ballaratpropertyagents.com.au

Indicative Selling Price

\$239,000 - \$249,000

Median Land Price

20/04/2025 - 19/04/2026: \$379,000



Property Type: Land

Land Size: 673 sqm approx

Agent Comments

Comparable Properties

5 Imperial Way CANADIAN 3350 (REI)

Agent Comments



Price: \$270,000

Method:

Date: 11/11/2025

Property Type: Land

25 St Martins PI MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$290,000

Method:

Date: 06/01/2025

Property Type: Land



8 Nyora Gr MOUNT HELEN 3350 (REI)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 13/11/2025

Property Type: Land (Res)

Land Size: 686 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408