

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

Single price

\$260,000

Median sale price

Median price

\$320,000

Property Type

Vacant land

Suburb

Mount Clear

Period - From

05/12/2024

to

04/12/2025

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	25 St Martins PI MOUNT CLEAR 3350	\$290,000	06/01/2025
2	21 St Martins PI MOUNT CLEAR 3350	\$295,000	14/03/2025
3	5 Imperial Way CANADIAN 3350	\$270,000	11/11/2025

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:

05/12/2025 15:27

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Indicative Selling Price
\$260,000

Median Land Price
05/12/2024 - 04/12/2025: \$320,000



Property Type: Land
Land Size: 673 sqm approx
Agent Comments

Comparable Properties

25 St Martins PI MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$290,000
Method:
Date: 06/01/2025
Property Type: Land

21 St Martins PI MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$295,000
Method:
Date: 14/03/2025
Property Type: Land



5 Imperial Way CANADIAN 3350 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 11/11/2025
Property Type: Land
Land Size: 532 sqm approx