

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

18 Albert Street, Trentham Vic 3458

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,090,000

Property Type

House

Suburb

Trentham

Period - From

01/07/2025

to

30/09/2025

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	1 Beatties Rd TRENTHAM 3458	\$1,085,000	31/10/2025
2	37 Victoria St TRENTHAM 3458	\$1,095,000	20/08/2025
3	14 Bowen St TRENTHAM 3458	\$1,150,000	11/07/2025

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:

19/11/2025 21:21

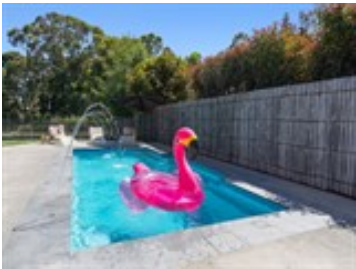
18 Albert Street, Trentham Vic 3458



Property Type: Land
Land Size: 510 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
September quarter 2025: \$1,090,000

Comparable Properties



1 Beatties Rd TRENTHAM 3458 (REI)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 1584 sqm approx



37 Victoria St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$1,095,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 773 sqm approx



14 Bowen St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 709 sqm approx

Account - Harkin Estate Agents



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