

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

19 Groves Street, Trentham Vic 3458

Indicative selling price

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

Range between \$895,000 & \$950,000

Median sale price*

Median price \$1,015,000 Property Type House Suburb Trentham

Period - From 13/06/2025 to 13/02/2026 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	37 Victoria St TRENTHAM 3458	\$1,095,000	20/08/2025
2	3 Walters St TRENTHAM 3458	\$1,090,000	03/07/2025
3	23 Groves St TRENTHAM 3458	\$970,000	25/06/2025

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: 13/02/2026 09:37

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

19 Groves Street, Trentham Vic 3458



 3  1  3

Property Type: House (Res)
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$950,000

Median House Price *

13/06/2025 - 13/02/2026: \$1,015,000

* Agent calculated median based on 3 sales

Comparable Properties



37 Victoria St TRENTHAM 3458 (REI/VG)

Agent Comments

 3  2  2

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



3 Walters St TRENTHAM 3458 (REI)

Agent Comments

 3  2  2

Price: \$1,090,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 1644 sqm approx



23 Groves St TRENTHAM 3458 (REI/VG)

Agent Comments

 4  2  2

Price: \$970,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 1061 sqm approx

Account - Harkin Estate Agents



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