

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

226 Blackwood Road, Trentham Vic 3458

Indicative selling price

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

Range between \$2,195,000 & \$2,195,000

Median sale price

Median price \$992,500 Property Type House Suburb Trentham

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	4 Wallaby Jack Rd TRENTHAM 3458	\$1,475,000	31/10/2024
2	14 Mccashney Way TRENTHAM 3458	\$2,575,000	04/07/2024
3	3 Mulcahys Rd TRENTHAM 3458	\$2,500,000	04/05/2024

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:

21/03/2025 15:06

226 Blackwood Road, Trentham Vic 3458



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Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 6396 sqm approx
Agent Comments

Indicative Selling Price
\$2,195,000 - \$2,395,000
Median House Price
Year ending December 2024: \$992,500

Comparable Properties



4 Wallaby Jack Rd TRENTHAM 3458 (REI)

Agent Comments

4 2 4

Price: \$1,475,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 1999 sqm approx



14 Mccashney Way TRENTHAM 3458 (REI)

Agent Comments

4 3 4

Price: \$2,575,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 3377 sqm approx



3 Mulcahys Rd TRENTHAM 3458 (REI/VG)

Agent Comments

3 3 2

Price: \$2,500,000
Method: Private Sale
Date: 04/05/2024
Property Type: House
Land Size: 2100 sqm approx

Account - Harkin Estate Agents



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