Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	3 Parkhaven Court, Mount Clear Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$679
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Median sale price

Median price	\$550,000	Pro	perty Type	House		Suburb	Mount Clear
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

Aut	areas or comparable property	1 1100	Date of Sale
1	206 Cathcart St BUNINYONG 3357	\$695,000	08/10/2025
2	7 Payton Cr CANADIAN 3350	\$690,000	10/09/2025
3	6 Cecile Ct BALLARAT EAST 3350	\$655,000	26/07/2025

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:	14/11/2025 22:03



Date of sale



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> **Indicative Selling Price** \$679 **Median House Price**

September quarter 2025: \$550,000





Rooms: 8

Property Type: House **Agent Comments**

Comparable Properties



206 Cathcart St BUNINYONG 3357 (REI)

Agent Comments

Price: \$695,000 Method: Private Sale Date: 08/10/2025

Property Type: House (Res) Land Size: 803 sqm approx



7 Payton Cr CANADIAN 3350 (REI/VG)

Agent Comments

Price: \$690,000 Method: Private Sale Date: 10/09/2025 Property Type: House Land Size: 526 sqm approx



6 Cecile Ct BALLARAT EAST 3350 (REI/VG)

Price: \$655,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 687 sqm approx **Agent Comments**

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