

# 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

409 Tinworth Avenue, Mount Clear Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$740,000

### Median sale price

Median price \$590,444 Property Type House Suburb Mount Clear

Period - From 23/06/2025 to 22/06/2026 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 | 10 Parkhaven Ct MOUNT CLEAR 3350 | \$725,000 | 25/05/2026   |
| 2 | 8 Imperial Way CANADIAN 3350     | \$700,000 | 23/03/2026   |
| 3 | 88 Hocking Av MOUNT CLEAR 3350   | \$730,000 | 04/03/2026   |

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:

23/06/2026 10:24



4 2 2

**Property Type:** House

**Land Size:** 500 sqm approx

**Agent Comments**

## Comparable Properties



**10 Parkhaven Ct MOUNT CLEAR 3350 (REI)**

**Agent Comments**

4 2 2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 25/05/2026

**Property Type:** House

**Land Size:** 673 sqm approx



**8 Imperial Way CANADIAN 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 23/03/2026

**Property Type:** House

**Land Size:** 511 sqm approx



**88 Hocking Av MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$730,000

**Method:** Private Sale

**Date:** 04/03/2026

**Property Type:** House (Res)

**Land Size:** 508 sqm approx