

# 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

5 Newhaven Close, Mount Pleasant Vic 3350

### Indicative selling price

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

Single price \$420,000

### Median sale price

Median price \$460,000

Property Type House

Suburb Mount Pleasant

Period - From 01/04/2024

to 31/03/2025

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	2/5 Heales St MOUNT PLEASANT 3350	\$408,000	13/03/2025
2	4 Newhaven CI MOUNT PLEASANT 3350	\$420,000	18/06/2024
3	314 Kinnersley Av CANADIAN 3350	\$418,000	15/03/2024

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:

22/05/2025 14:38



 2  1  1

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 293 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$420,000  
**Median House Price**  
Year ending March 2025: \$460,000

## Comparable Properties



**2/5 Heales St MOUNT PLEASANT 3350 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$408,000  
**Method:** Private Sale  
**Date:** 13/03/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 202 sqm approx



**4 Newhaven CI MOUNT PLEASANT 3350 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 18/06/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 285 sqm approx



**314 Kinnersley Av CANADIAN 3350 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$418,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 328 sqm approx