

## 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 and  
postcode

67 FALLS ROAD TRENTHAM VIC 3458

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Trentham

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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

58 COSMO ROAD TRENTHAM VIC 3458	\$1,020,000	21-Jan-25
10 PARK STREET TRENTHAM VIC 3458	\$1,015,000	04-Jan-25
1488 DAYLESFORD-TRENTHAM ROAD LYONVILLE VIC 3461	\$1,050,000	17-Oct-24

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: 05 September 2025

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**58 COSMO ROAD TRENTAM VIC 3458**

Sold Price

**\$1,020,000**

Sold Date

**21-Jan-25**

 6  3  4

Distance

**1.81km**



**10 PARK STREET TRENTAM VIC 3458**

Sold Price

**\$1,015,000**

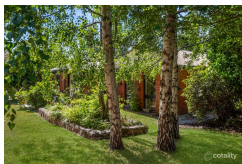
Sold Date

**04-Jan-25**

 5  2  2

Distance

**1.24km**



**1488 DAYLESFORD-TRENTAM ROAD LYONVILLE VIC 3461**

Sold Price

**\$1,050,000**

Sold Date

**17-Oct-24**

 3  2  6

Distance

**3.68km**

RS = Recent sale

UN = Undisclosed Sale

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