# 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  7 Platform Close, Mount Clear, Vic 3350	
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# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
range between \$790,000 & \$820,000

## Median sale price

Median price		\$525,000	Property type	House		Suburb	Mount Clear
Period - From	01/10/2024	to	30/09/2025	Source	Prop	Track	

## 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 eighteen 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
19 Yarra Gum Place, Mount Clear, VIC 3350	\$724,000	28/08/2024
7 Yarra Gum Place, Mount Clear, VIC 3350	\$780,000	03/02/2025
5 Lavery Avenue, Mount Clear, VIC 3350	\$780,000	13/08/2025

# 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 eighteen months.

This Statement of Information was prepared on:	29/10/2025

