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	70 High Street, Trentham Vic 3458
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$895,000

Median sale price

Median price	\$992,500	Pro	perty Type	House		Suburb	Trentham
Period - From	01/10/2024	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

Add	dress of comparable property	Price	Date of sale
1	11b Falls Rd TRENTHAM 3458	\$835,000	27/08/2025
2	23 Groves St TRENTHAM 3458	\$970,000	25/06/2025
3	14 Rahills Rd TRENTHAM 3458	\$845,000	24/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/11/2025 21:31





SOLD OFF MARKET







Property Type: Land Land Size: 532 sqm approx **Agent Comments**

Indicative Selling Price \$895,000 **Median House Price** Year ending September 2025: \$992,500

Comparable Properties



11b Falls Rd TRENTHAM 3458 (REI/VG)







Agent Comments

Price: \$835,000 Method: Private Sale Date: 27/08/2025 Property Type: House Land Size: 542 sqm approx



23 Groves St TRENTHAM 3458 (REI/VG)









Agent Comments

Price: \$970,000 Method: Private Sale Date: 25/06/2025 Property Type: House Land Size: 1061 sqm approx



14 Rahills Rd TRENTHAM 3458 (REI/VG)





Agent Comments

Price: \$845,000 Method: Private Sale Date: 24/04/2025 Property Type: House Land Size: 1023 sqm approx

Account - Harkin Estate Agents



