

# 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

1A Beatties Road, Trentham Vic 3458

### Indicative selling price

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

Range between \$495,000 & \$544,500

### Median sale price\*

Median price \$420,000 Property Type Vacant land Suburb Trentham

Period - From 17/03/2025 to 17/03/2026 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	16 Moodie St TRENTHAM 3458	\$550,000	27/02/2026
2	107A High St TRENTHAM 3458	\$578,000	17/02/2026
3	6 Walters St TRENTHAM 3458	\$610,000	05/12/2025

**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 18 months.~~

This Statement of Information was prepared on: 17/03/2026 09:07

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$495,000 - \$544,500  
**Median Vacant Land Price \***  
17/03/2025 - 17/03/2026: \$420,000  
\* Agent calculated median based on 3 sales

## Comparable Properties



**16 Moodie St TRENTHAM 3458 (REI)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 27/02/2026  
**Property Type:** Land  
**Land Size:** 2352 sqm approx



**107A High St TRENTHAM 3458 (REI)**

Agent Comments



**Price:** \$578,000  
**Method:** Private Sale  
**Date:** 17/02/2026  
**Property Type:** Land  
**Land Size:** 2202 sqm approx



**6 Walters St TRENTHAM 3458 (REI/VG)**

Agent Comments



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Land  
**Land Size:** 1395 sqm approx

Account - Harkin Estate Agents



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