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	805 HUMFFRAY STREET SOUTH MOUNT PLEASANT VIC 3350

Indicative selling price

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

~~Single Price~~		or range between	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	House	Suburb	Mount Pleasant
Period-from	01 Jan 2025	to	31 Dec 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
110 COBDEN STREET MOUNT PLEASANT VIC 3350	$440,600	24-Oct-25
711 SKIPTON STREET REDAN VIC 3350	$500,000	21-Nov-25
417 RIPON STREET SOUTH BALLARAT CENTRAL VIC 3350	$480,000	10-Sep-25

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: 13 January 2026

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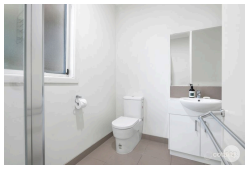


110 COBDEN STREET MOUNT PLEASANT VIC 3350

2 1 1

Sold Price **$440,600** Sold Date **24-Oct-25**

Distance **0.17km**



711 SKIPTON STREET REDAN VIC 3350

2 1 1

Sold Price **$500,000** Sold Date **21-Nov-25**

Distance **0.97km**



417 RIPON STREET SOUTH BALLARAT CENTRAL VIC 3350

2 1 1

Sold Price **$480,000** Sold Date **10-Sep-25**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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