

# 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

2 Greenhaven Court, Mount Clear Vic 3350

### Indicative selling price

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

Range between \$695,000 & \$735,000

### Median sale price

Median price \$675,000 Property Type House Suburb Mount Clear

Period - From 01/01/2026 to 31/03/2026 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	4 Milverton La CANADIAN 3350	\$745,000	18/03/2025
2	11 Canadian Cr CANADIAN 3350	\$720,000	05/11/2024
3	9 Kirwan CI MOUNT CLEAR 3350	\$712,500	21/10/2024

**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:

16/04/2026 10:46



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**Property Type:** House  
**Land Size:** 822 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000 - \$735,000  
**Median House Price**  
March quarter 2026: \$675,000

## Comparable Properties



**4 Milverton La CANADIAN 3350 (REI)**

**Agent Comments**

4   2   3

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 1336 sqm approx



**11 Canadian Cr CANADIAN 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 05/11/2024  
**Property Type:** House  
**Land Size:** 941 sqm approx



**9 Kirwan CI MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$712,500  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** House  
**Land Size:** 574 sqm approx

**Account - Fletchers** | P: 03 5333 4797