

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

714 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Mount Pleasant

Period-from

01 Apr 2025

to

31 Mar 2026

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

209 COBDEN STREET MOUNT PLEASANT VIC 3350	\$600,750	10-Mar-26
36 PEAKE STREET GOLDEN POINT VIC 3350	\$650,000	28-Jan-25
14 HICKMAN STREET BALLARAT CENTRAL VIC 3350	\$650,000	10-Apr-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: 16 April 2026



209 COBDEN STREET MOUNT PLEASANT VIC 3350

Sold Price

^{RS}

\$600,750

Sold Date

10-Mar-26

3 2 2

Distance

0.42km



36 PEAKE STREET GOLDEN POINT VIC 3350

Sold Price

\$650,000

Sold Date

28-Jan-25

3 2 2

Distance

0.65km



14 HICKMAN STREET BALLARAT CENTRAL VIC 3350

Sold Price

Sold Date

10-Apr-25

3 2 1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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