

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

15 Landale Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$850,000

&

\$900,000

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	21 Oakbank Dr MOUNT HELEN 3350	\$925,000	04/03/2026
2	3 Logan Ct MOUNT HELEN 3350	\$840,000	03/07/2025
3	3 Rustic La MOUNT CLEAR 3350	\$845,000	13/06/2025

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:

24/04/2026 10:22



 4
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  2

Property Type: House
Land Size: 819 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 March quarter 2026: \$675,000

Comparable Properties



21 Oakbank Dr MOUNT HELEN 3350 (REI)

Agent Comments

 4
  2
  2

Price: \$925,000
Method: Private Sale
Date: 04/03/2026
Property Type: House



3 Logan Ct MOUNT HELEN 3350 (REI)

Agent Comments

 4
  2
  2

Price: \$840,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 879 sqm approx



3 Rustic La MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$845,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 777 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555