

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 Blue Gum Court, Mount Pleasant 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 \$699,000

&

\$749,000

### Median sale price

Median price \$575,000

Property Type House

Suburb Mount Pleasant

Period - From 01/01/2025

to

31/03/2025

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 28 Waranga St NERRINA 3350       | \$700,000 | 14/05/2025   |
| 2 | 4 Mcmanus Dr MOUNT PLEASANT 3350 | \$735,000 | 24/04/2025   |
| 3 | 4 Milverton La CANADIAN 3350     | \$745,000 | 18/03/2025   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/05/2025 17:43



3 2 4

**Property Type:** House (Res)

**Land Size:** 904 sqm approx

Agent Comments

**Indicative Selling Price**

\$699,000 - \$749,000

**Median House Price**

March quarter 2025: \$575,000

## Comparable Properties



**28 Waranga St NERRINA 3350 (REI)**

Agent Comments

3 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 14/05/2025

**Property Type:** House

**Land Size:** 1358 sqm approx



**4 Mcmanus Dr MOUNT PLEASANT 3350 (REI)**

Agent Comments

4 2 2

**Price:** \$735,000

**Method:** Private Sale

**Date:** 24/04/2025

**Property Type:** House

**Land Size:** 899 sqm approx



**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

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300