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	4 Mcmanus Drive, Mount Pleasant Vic 3350

Indicative selling price

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

Range between $730,000 & $760,000

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 five kilometres of the property for sale in the last eighteen 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			

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 eighteen months.

This Statement of Information was prepared on: 08/04/2025 13:45

4 Mcmanus Drive, Mount Pleasant Vic 3350



4 2 2

Property Type: House
Land Size: 899 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $760,000
Median House Price
March quarter 2025: $575,000

Comparable Properties



4 Milverton La CANADIAN 3350 (REI)

4 2 3

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

Agent Comments



11 Canadian Cr CANADIAN 3350 (REI/VG)

4 2 2

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

Agent Comments

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 eighteen months.

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

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