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	1136 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between $420,000 & $440,000

Median sale price

Median price $487,500 Property Type House Suburb Mount Clear

Period - From 01/01/2024 to 31/12/2024 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	122 Beverin St SEBASTOPOL 3356	$420,000	05/12/2024
2	13 Spencer St SEBASTOPOL 3356	$420,000	07/10/2024
3	525 Clayton St CANADIAN 3350	$455,000	26/06/2024

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: 07/02/2025 16:32

1136 Geelong Road, Mount Clear Vic 3350



2 1 0

Property Type: House
Land Size: 874 sqm approx

Agent Comments

Indicative Selling Price
$420,000 - $440,000
Median House Price
Year ending December 2024: $487,500

Comparable Properties



122 Beverin St SEBASTOPOL 3356 (REI)

4 1 2

Price: $420,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 1011 sqm approx

Agent Comments



13 Spencer St SEBASTOPOL 3356 (REI/VG)

3 1 1

Price: $420,000
Method: Private Sale
Date: 07/10/2024
Property Type: House
Land Size: 1105 sqm approx

Agent Comments



525 Clayton St CANADIAN 3350 (REI/VG)

3 1 2

Price: $455,000
Method: Private Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 1455 sqm approx

Agent Comments

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

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