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	46 Howe Street, Miners Rest Vic 3352

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $570,000 Property Type House Suburb Miners Rest

Period - From 01/10/2024 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	16 Debono Dr MINERS REST 3352	$650,000	14/03/2025
2	23 Malahide Dr MINERS REST 3352	$640,000	21/02/2025
3	20 Howe St MINERS REST 3352	$655,000	29/01/2025

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: 25/03/2025 13:35

46 Howe Street, Miners Rest Vic 3352



4 2 2

Property Type: House
Land Size: 1277 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $650,000
Median House Price
December quarter 2024: $570,000

Comparable Properties



16 Debono Dr MINERS REST 3352 (REI)

4 2 2

Price: $650,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 713 sqm approx

Agent Comments



23 Malahide Dr MINERS REST 3352 (REI)

4 2 4

Price: $640,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 776 sqm approx

Agent Comments



20 Howe St MINERS REST 3352 (REI)

4 3 5

Price: $655,000
Method: Private Sale
Date: 29/01/2025
Property Type: House
Land Size: 1388 sqm approx

Agent Comments

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

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