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	2/821 Barkly Street, Mount Pleasant Vic 3350

Indicative selling price

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

Range between $445,000 & $475,000

Median sale price

Median price $360,000 Property Type Unit Suburb Mount Pleasant

Period - From 12/03/2024 to 11/03/2025 Source Property Data

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	321 Raglan St.S BALLARAT CENTRAL 3350	$465,000	06/01/2025
2	4 Newhaven Cl MOUNT PLEASANT 3350	$420,000	18/06/2024
3	2/410 Windermere St BALLARAT CENTRAL 3350	$450,000	17/04/2024

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: 12/03/2025 10:33

2/821 Barkly Street, Mount Pleasant Vic 3350



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$445,000 - $475,000
Median Unit Price
12/03/2024 - 11/03/2025: $360,000

Comparable Properties



321 Raglan St.S BALLARAT CENTRAL 3350 (REI)

2 1 1

Price: $465,000
Method: Private Sale
Date: 06/01/2025
Property Type: House

Agent Comments



4 Newhaven Cl MOUNT PLEASANT 3350 (REI/VG)

2 1 1

Price: $420,000
Method: Private Sale
Date: 18/06/2024
Property Type: Townhouse (Res)
Land Size: 285 sqm approx

Agent Comments



2/410 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

2 2 1

Price: $450,000
Method: Private Sale
Date: 17/04/2024
Property Type: Townhouse (Single)

Agent Comments

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

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