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	5 Newhaven Close, Mount Pleasant Vic 3350

Indicative selling price

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

Single price $420,000

Median sale price

Median price $460,000 Property Type House Suburb Mount Pleasant

Period - From 01/04/2024 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 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	2/5 Heales St MOUNT PLEASANT 3350	$408,000	13/03/2025
2	4 Newhaven Cl MOUNT PLEASANT 3350	$420,000	18/06/2024
3	314 Kinnersley Av CANADIAN 3350	$418,000	15/03/2024

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: 22/05/2025 14:38

5 Newhaven Close, Mount Pleasant Vic 3350

Dean Parish
0490382264
dean.parish@fletchers.net.au



2 1 1

Rooms: 3
Property Type: House
Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price
$420,000
Median House Price
Year ending March 2025: $460,000

Comparable Properties



2/5 Heales St MOUNT PLEASANT 3350 (REI/VG)

2 1 2

Price: $408,000
Method: Private Sale
Date: 13/03/2025
Property Type: Townhouse (Single)
Land Size: 202 sqm approx

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



314 Kinnersley Av CANADIAN 3350 (REI/VG)

2 1 2

Price: $418,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 328 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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