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	1/6 Manna Gum Heights, Mount Pleasant Vic 3350

Indicative selling price

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

Range between $335,000 & $365,000

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	1/8 Lane St BROWN HILL 3350	$350,000	03/02/2025
2	27 Oscar Dr SEBASTOPOL 3356	$375,000	11/12/2024
3	3/17 Yarrowee St SEBASTOPOL 3356	$365,000	22/11/2024

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: 12/06/2025 16:26

1/6 Manna Gum Heights, Mount Pleasant Vic 3350



3 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$335,000 - $365,000
Median House Price
Year ending March 2025: $460,000

Comparable Properties



1/8 Lane St BROWN HILL 3350 (REI/VG)

3 1 1

Price: $350,000
Method: Private Sale
Date: 03/02/2025
Property Type: Townhouse (Single)
Land Size: 299 sqm approx

Agent Comments



27 Oscar Dr SEBASTOPOL 3356 (REI/VG)

3 1 1

Price: $375,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 200 sqm approx

Agent Comments



3/17 Yarrowee St SEBASTOPOL 3356 (REI/VG)

3 1 1

Price: $365,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 246 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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