

# 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 Dundas Place, Miners Rest Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,450,000

### Median sale price

Median price \$580,000 Property Type House Suburb Miners Rest

Period - From 10/10/2024 to 09/10/2025 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 eighteen 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	271 Mccartneys Rd MITCHELL PARK 3355	\$1,370,000	12/04/2025
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 10/10/2025 13:54



 4  2  3

**Property Type:** House  
**Land Size:** 4881 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,450,000  
**Median House Price**  
10/10/2024 - 09/10/2025: \$580,000

## Comparable Properties



271 Mccartneys Rd MITCHELL PARK 3355 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House  
**Land Size:** 40468.60 sqm approx

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 eighteen months.

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