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 and postcode	322 LEARMONTH ROAD MITCHELL PARK VIC 3355

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$455,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$465,000	Property type	House	Suburb	Mitchell Park
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
9 EMMY DRIVE MINERS REST VIC 3352	$480,000	29-Nov-24
13 COVENTRY STREET MINERS REST VIC 3352	$490,000	06-Feb-25
35 DELANEY DRIVE MINERS REST VIC 3352	$500,000	31-Jan-25

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: 6th October 2025

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9 EMMY DRIVE MINERS REST VIC 3352

4 2 2

Sold Price **$480,000** Sold Date **29-Nov-24**

Distance **1.95km**



13 COVENTRY STREET MINERS REST VIC 3352

3 2 2

Sold Price **$490,000** Sold Date **06-Feb-25**

Distance **1.95km**



35 DELANEY DRIVE MINERS REST VIC 3352

3 2 2

Sold Price **$500,000** Sold Date **31-Jan-25**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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