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: 1351 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between $540,000 & $580,000

Median sale price

Median price $515,000 Property Type House Suburb Mount Clear

Period - From 01/10/2024 to 30/09/2025 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	1308 Geelong Rd MOUNT CLEAR 3350	$560,000	13/08/2025
2	210 Lylia Av MOUNT CLEAR 3350	$500,000	02/06/2025
3	15 Bradby Av MOUNT CLEAR 3350	$525,000	07/05/2025

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: 09/11/2025 11:53

1351 Geelong Road, Mount Clear Vic 3350

JellisCraig

Vicky Vermeend
03 5329 2500
0439 965 311
vickyvermeend@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price
$540,000 - $580,000
Median House Price
Year ending September 2025: $515,000

Comparable Properties



1308 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

4 2 2

Price: $560,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 884 sqm approx

Agent Comments



210 Lylia Av MOUNT CLEAR 3350 (VG)

3 - -

Price: $500,000
Method: Sale
Date: 02/06/2025
Property Type: House (Res)
Land Size: 772 sqm approx

Agent Comments



15 Bradby Av MOUNT CLEAR 3350 (REI/VG)

3 1 2

Price: $525,000
Method: Private Sale
Date: 07/05/2025
Rooms: 7
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments

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