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	4 James Court, Miners Rest Vic 3352

Indicative selling price

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

Range between $545,000 & $585,000

Median sale price

Median price $587,500 Property Type House Suburb Miners Rest

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	3 Douglas Cl MINERS REST 3352	$590,000	30/07/2025
2	2 Market St MINERS REST 3352	$535,000	11/07/2025
3	193 Howe St MINERS REST 3352	$568,000	02/07/2025

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: 12/11/2025 09:49

4 James Court, Miners Rest Vic 3352

JellisCraig



3 2 6

Rooms: 4
Property Type: House
Land Size: 916 sqm approx

Agent Comments

Indicative Selling Price
$545,000 - $585,000
Median House Price
Year ending September 2025: $587,500

Comparable Properties



3 Douglas Cl MINERS REST 3352 (REI/VG)

4 2 2

Price: $590,000
Method: Private Sale
Date: 30/07/2025
Property Type: House
Land Size: 982 sqm approx

Agent Comments



2 Market St MINERS REST 3352 (REI/VG)

3 2 2

Price: $535,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 444 sqm approx

Agent Comments



193 Howe St MINERS REST 3352 (REI/VG)

3 2 1

Price: $568,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 2091 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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