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	3 Parkhaven Court, Mount Clear Vic 3350

Indicative selling price

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

Single price $679

Median sale price

Median price $550,000 Property Type House Suburb Mount Clear

Period - From 01/07/2025 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	206 Cathcart St BUNINYONG 3357	$695,000	08/10/2025
2	7 Payton Cr CANADIAN 3350	$690,000	10/09/2025
3	6 Cecile Ct BALLARAT EAST 3350	$655,000	26/07/2025

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: 14/11/2025 22:03

3 Parkhaven Court, Mount Clear Vic 3350

Scott Petrie
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3 2 2

Rooms: 8
Property Type: House

Agent Comments

Indicative Selling Price
$679
Median House Price
September quarter 2025: $550,000

Comparable Properties



206 Cathcart St BUNINYONG 3357 (REI)

3 2 3

Price: $695,000
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments



7 Payton Cr CANADIAN 3350 (REI/VG)

3 2 2

Price: $690,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 526 sqm approx

Agent Comments



6 Cecile Ct BALLARAT EAST 3350 (REI/VG)

3 2 4

Price: $655,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments

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