# 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

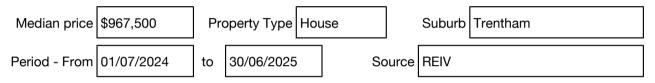
175 Mulcahys Road, Trentham Vic 3458

## Indicative selling price

For the meaning of this		

Single price \$799,000

#### Median sale price



## 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	12 Blue Mount Rd TRENTHAM 3458	\$790,000	07/07/2025
2	8 Blighs Rd TRENTHAM 3458	\$800,000	01/11/2024
3	17 Beatties Rd TRENTHAM 3458	\$750,000	18/07/2024

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:

25/07/2025 17:44



Paul Keane 0419 330 571 paul@keaneandco.com.au





**Property Type:** House **Land Size:** 4015 sqm approx Agent Comments Indicative Selling Price \$799,000 Median House Price Year ending June 2025: \$967,500

# **Comparable Properties**



12 Blue Mount Rd TRENTHAM 3458 (REI)



Price: \$790,000 Method: Private Sale Date: 07/07/2025 Property Type: House Land Size: 754 sqm approx



8 Blighs Rd TRENTHAM 3458 (REI/VG)



Price: \$800,000 Method: Private Sale Date: 01/11/2024 Property Type: House (Res) Land Size: 2576 sqm approx



17 Beatties Rd TRENTHAM 3458 (REI/VG)

Agent Comments

Agent Comments

Agent Comments

Price: \$750,000 Method: Private Sale Date: 18/07/2024 Property Type: House Land Size: 2832 sqm approx

#### Account - Keane & Co Real Estate



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