

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 price see consumer.vic.gov.au/underquoting

Single price

\$799,000

Median sale price

Median price

\$967,500

Property Type

House

Suburb

Trentham

Period - From

01/07/2024

to

30/06/2025

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	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

175 Mulcahys Road, Trentham Vic 3458

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



2 1 2

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)

Agent Comments

4 2 4

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)

Agent Comments

3 1 4

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

3 1 2

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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