Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

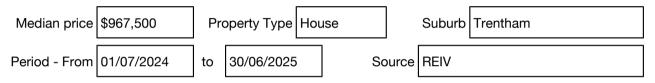
Address 5 Banksia Place, Trentham Vic 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	oting
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Single price \$474,000

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	8 Falls Rd TRENTHAM 3458	\$495,000	03/05/2024
2	36 Cranneys La TRENTHAM 3458	\$550,000	30/04/2024
3	4 Banksia PI TRENTHAM 3458	\$518,000	17/02/2024

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 14:49



5 Banksia Place, Trentham Vic 3458

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





Property Type: Low Density Residential Zone Land Size: 2052 sqm approx Agent Comments Indicative Selling Price \$474,000 Median House Price Year ending June 2025: \$967,500

Comparable Properties



8 Falls Rd TRENTHAM 3458 (REI/VG)



Price: \$495,000 Method: Private Sale Date: 03/05/2024 Property Type: Land Land Size: 2020 sqm approx Agent Comments



36 Cranneys La TRENTHAM 3458 (REI)



Price: \$550,000 Method: Private Sale Date: 30/04/2024 Property Type: Land Land Size: 1140 sqm approx



4 Banksia PI TRENTHAM 3458 (REI/VG)

Agent Comments

Agent Comments

Price: \$518,000 Method: Private Sale Date: 17/02/2024 Property Type: Land Land Size: 2111 sqm approx

Account - Keane & Co Real Estate



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