

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

5 Banksia Place, Trentham Vic 3458

Indicative selling price

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

Single price

\$474,000

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	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



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)

Agent Comments



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



36 Cranneys La TRENTHAM 3458 (REI)

Agent Comments



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



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