

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$477,000

### 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:

18/07/2025 13:00

5 Banksia Place, Trentham Vic 3458

Paul Keane  
0419 330 571  
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**Property Type:** Low Density  
Residential Zone  
**Land Size:** 2052 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$477,000  
**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

**Account - Keane & Co Real Estate**



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