

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10a Creek View Close, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$530,000

&

\$550,000

Median sale price

Median price

\$632,500

Property Type

House

Suburb

Mount Clear

Period - From

01/04/2026

to

30/06/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	10/912 Geelong Rd CANADIAN 3350	\$527,000	22/07/2026
2	1 Lucia Cr MOUNT CLEAR 3350	\$575,000	17/06/2026
3	14 Muller Ct MOUNT CLEAR 3350	\$557,000	20/05/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/09/2026 12:15



3
 2
 2

Property Type: Residential House
 Agent Comments

Indicative Selling Price
 \$530,000 - \$550,000
Median House Price
 June quarter 2026: \$632,500

Comparable Properties



10/912 Geelong Rd CANADIAN 3350 (REI)

Agent Comments

3
 2
 2

Price: \$527,000
Method: Private Sale
Date: 22/07/2026
Property Type: House (Res)
Land Size: 446 sqm approx



1 Lucia Cr MOUNT CLEAR 3350 (REI)

Agent Comments

3
 2
 2

Price: \$575,000
Method: Private Sale
Date: 17/06/2026
Rooms: 5
Property Type: House (Res)



14 Muller Ct MOUNT CLEAR 3350 (REI)

Agent Comments

3
 1
 2

Price: \$557,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 387 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555