Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	8 Waterside Close, Miners Rest Vic 3352
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$620,500	Pro	perty Type	House		Suburb	Miners Rest
Period - From	01/04/2025	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
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1	2 Selwyn St MINERS REST 3352	\$670,000	28/05/2025
2	16 Debono Dr MINERS REST 3352	\$650,000	14/03/2025
3	23 Malahide Dr MINERS REST 3352	\$640,000	21/02/2025

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:	12/08/2025 14:04



JellisCraig





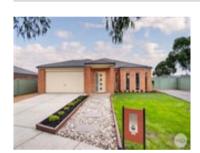
Rooms: **Property Type:** House

Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price \$649,000 - \$689,000 **Median House Price** June quarter 2025: \$620,500

Comparable Properties



2 Selwyn St MINERS REST 3352 (REI/VG)

Price: \$670,000 Method: Private Sale Date: 28/05/2025 Property Type: House Land Size: 817 sqm approx **Agent Comments**



16 Debono Dr MINERS REST 3352 (REI/VG)



Agent Comments

Price: \$650,000 Method: Private Sale Date: 14/03/2025 Property Type: House Land Size: 713 sqm approx



23 Malahide Dr MINERS REST 3352 (REI/VG)





Price: \$640,000 Method: Private Sale Date: 21/02/2025 Property Type: House Land Size: 776 sqm approx **Agent Comments**

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





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