

# 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

8 Waterside Close, Miners Rest Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$649,000

&

\$689,000

### Median sale price

Median price \$620,500

Property 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
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



4 2 4

**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)**

[Agent Comments](#)

4 2 2

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



**16 Debono Dr MINERS REST 3352 (REI/VG)**

[Agent Comments](#)

4 2 2

**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)**

[Agent Comments](#)

4 2 4

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

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