

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

13 Gunyah Drive, Trentham Vic 3458

Indicative selling price

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

Range between \$1,475,000

&

\$1,550,000

Median sale price

Median price \$1,015,000

Property Type House

Suburb Trentham

Period - From 01/01/2025

to

31/12/2025

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	15 Wallaby Jack Rd TRENTHAM 3458	\$1,675,000	20/11/2025
2	7 Gunyah Dr TRENTHAM 3458	\$1,415,000	03/07/2025
3	4 Wallaby Jack Rd TRENTHAM 3458	\$1,475,000	31/10/2024

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:

06/03/2026 15:31

Leanne Pearman

03 5427 2800

0400 947 799

leannepearman@jelliscraig.com.au

Indicative Selling Price

\$1,475,000 - \$1,550,000

Median House Price

Year ending December 2025: \$1,015,000



3 2 2

Rooms: 8

Property Type: House

Land Size: 3998 sqm approx

Agent Comments

Comparable Properties



15 Wallaby Jack Rd TRENTHAM 3458 (REI/VG)

Agent Comments

4 2 2

Price: \$1,675,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 6659 sqm approx



7 Gunyah Dr TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 3

Price: \$1,415,000

Method: Private Sale

Date: 03/07/2025

Property Type: House

Land Size: 5635 sqm approx



4 Wallaby Jack Rd TRENTHAM 3458 (REI/VG)

Agent Comments

4 2 4

Price: \$1,475,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 1999 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811