

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

174b Mulcahys Rd, Trentham Vic 3458

Indicative selling price

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

Range between \$570,000

&

\$595,000

Median sale price

Median price \$522,500

Property Type Vacant land

Suburb Trentham

Period - From 22/05/2025

to

21/05/2026

Source Property Data

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	16 Moodie St TRENTHAM 3458	\$550,000	22/02/2026
2	5 Banksia PI TRENTHAM 3458	\$522,500	31/03/2026
3	9a Manna La TRENTHAM 3458	\$625,000	31/03/2026

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:

22/05/2026 11:30

Ashlee McKee
03 9989 2525
0413 445 583
ashleemckee@jellisrcraig.com.au



Property Type:
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$595,000
Median Land Price
22/05/2025 - 21/05/2026: \$522,500

Comparable Properties

16 Moodie St TRENTHAM 3458 (REI)

Agent Comments



Price: \$550,000
Method:
Date: 22/02/2026
Property Type: House



5 Banksia PI TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$522,500
Method: Private Sale
Date: 31/03/2026
Property Type: Land
Land Size: 2052 sqm approx



9a Manna La TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 31/03/2026
Property Type: Land
Land Size: 2667 sqm approx