

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

2 Greenhaven Court, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$765,000

&

\$795,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Mount Clear

Period - From

01/10/2025

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	5 Lavery Av MOUNT CLEAR 3350	\$780,000	13/08/2025
2	122 Canadian Lakes Blvd CANADIAN 3350	\$820,000	21/03/2025
3	3 Greenhaven Ct MOUNT CLEAR 3350	\$825,000	10/11/2024

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:

12/03/2026 10:30



Rooms: 8
Property Type:
Land Size: 822 sqm approx
Agent Comments

Indicative Selling Price
\$765,000 - \$795,000
Median House Price
December quarter 2025: \$570,000

Comparable Properties



5 Lavery Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 760 sqm approx



122 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 826 sqm approx



3 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 10/11/2024
Property Type: House
Land Size: 816 sqm approx