

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 and
postcode

25 MULCAHYS ROAD TRENTAM VIC 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,027,500

Property type

Other

Suburb

Trentham

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

27 MULCAHYS ROAD TRENTAM VIC 3458	\$912,500	21-May-26
80 HIGH STREET TRENTAM VIC 3458	\$855,000	19-Dec-25
33A COSMO ROAD TRENTAM VIC 3458	\$1,125,000	19-Nov-25

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: 24 July 2026

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27 MULCAHYS ROAD TRENTHAM VIC 3458

Sold Price

^{RS} **\$912,500** Sold Date **21-May-26**

2 2 2

Distance **0.01km**



80 HIGH STREET TRENTHAM VIC 3458

Sold Price

\$855,000 Sold Date **19-Dec-25**

3 2 2

Distance **1.55km**



33A COSMO ROAD TRENTHAM VIC 3458

Sold Price

\$1,125,000 Sold Date **19-Nov-25**

3 2 2

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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