

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

4 Kylie Court, Mount Clear Vic 3350

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$675,000

Property Type House

Suburb Mount Clear

Period - From 01/01/2026

to

31/03/2026

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 eighteen 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	6 Timbertop Dr MOUNT HELEN 3350	\$950,000	15/12/2025
2	30 Timbertop Dr MOUNT HELEN 3350	\$895,000	01/05/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

04/06/2026 11:04



 4  2  2

Property Type: Residential House

Land Size: 1145 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

March quarter 2026: \$675,000

Comparable Properties



6 Timbertop Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments

 4  2  3

Price: \$950,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

Land Size: 2328 sqm approx



30 Timbertop Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments

 4  2  4

Price: \$895,000

Method: Private Sale

Date: 01/05/2025

Property Type: House

Land Size: 2116 sqm approx

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 eighteen months.