

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

409 Tinworth Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$720,000 & \$740,000

Median sale price

Median price \$590,444 Property Type House Suburb Mount Clear

Period - From 23/06/2025 to 22/06/2026 Source Property Data

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	10 Parkhaven Ct MOUNT CLEAR 3350	\$725,000	25/05/2026
2	8 Imperial Way CANADIAN 3350	\$700,000	23/03/2026
3	88 Hocking Av MOUNT CLEAR 3350	\$730,000	04/03/2026

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:

23/06/2026 10:24



4 2 2

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price

\$720,000 - \$740,000

Median House Price

23/06/2025 - 22/06/2026: \$590,444

Comparable Properties



10 Parkhaven Ct MOUNT CLEAR 3350 (REI)

Agent Comments

4 2 2

Price: \$725,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 673 sqm approx



8 Imperial Way CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 511 sqm approx



88 Hocking Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

4 2 4

Price: \$730,000
Method: Private Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 508 sqm approx