

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

5 Carriers Arms Drive, Miners Rest Vic 3352

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$661,500 Property Type House Suburb Miners Rest

Period - From 01/07/2025 to 30/06/2026 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 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	13 Douglas CI MINERS REST 3352	\$745,000	21/05/2026
2	4 Bult CI MINERS REST 3352	\$645,000	21/11/2025
3	11 Carriers Arms Dr MINERS REST 3352	\$760,000	29/10/2025

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:

11/08/2026 13:20



3 2 3

Rooms: 2

Property Type: House

Land Size: 709 sqm approx

Agent Comments

Large alfresco and swimming pool

Indicative Selling Price

\$690,000 - \$730,000

Median House Price

Year ending June 2026: \$661,500

Comparable Properties



13 Douglas CI MINERS REST 3352 (REI/VG)

Agent Comments

4 2 3

Price: \$745,000

Method: Private Sale

Date: 21/05/2026

Property Type: House (Res)

Land Size: 959 sqm approx



4 Bult CI MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$645,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 770 sqm approx



11 Carriers Arms Dr MINERS REST 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$760,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 684 sqm approx

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