

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

8 Groves Street, Trentham Vic 3458

Indicative selling price

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

Range between \$1,395,000

&

\$1,465,000

Median sale price

Median price \$1,090,000

Property Type House

Suburb Trentham

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 Gunyah Dr TRENTHAM 3458	\$1,520,000	24/03/2026
2	7 Gunyah Dr TRENTHAM 3458	\$1,415,000	03/07/2025
3	178 Mulcahys Rd TRENTHAM 3458	\$1,360,000	12/06/2025

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:

10/09/2026 13:13

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Indicative Selling Price

\$1,395,000 - \$1,465,000

Median House Price

Year ending June 2026: \$1,090,000



 4  2  2

Rooms: 8

Property Type: House

Land Size: 3639 sqm approx

Agent Comments

Comparable Properties



13 Gunyah Dr TRENTHAM 3458 (REI)

Agent Comments

 3  2  2

Price: \$1,520,000

Method: Private Sale

Date: 24/03/2026

Property Type: House (Res)

Land Size: 3998 sqm approx



7 Gunyah Dr TRENTHAM 3458 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,415,000

Method: Private Sale

Date: 03/07/2025

Property Type: House

Land Size: 5635 sqm approx



178 Mulcahys Rd TRENTHAM 3458 (REI)

Agent Comments

 4  2  2

Price: \$1,360,000

Method: Private Sale

Date: 12/06/2025

Property Type: House

Land Size: 2035 sqm approx

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