

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

9 Highfield Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$560,000 & \$570,000

Median sale price

Median price \$590,000 Property Type House Suburb Mount Clear

Period - From 22/06/2025 to 21/06/2026 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	9 Recreation Rd MOUNT CLEAR 3350	\$470,000	01/06/2026
2	14 Muller Ct MOUNT CLEAR 3350	\$557,000	20/05/2026
3	2/3 Cartledge Av MOUNT CLEAR 3350	\$508,000	17/03/2026

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:

22/06/2026 15:34



3 1 1

Rooms: 5
Property Type: House
Land Size: 333 sqm approx
Agent Comments

Indicative Selling Price

\$560,000 - \$570,000

Median House Price

22/06/2025 - 21/06/2026: \$590,000

Comparable Properties



9 Recreation Rd MOUNT CLEAR 3350 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 01/06/2026
Property Type: House
Land Size: 323 sqm approx



14 Muller Ct MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 2

Price: \$557,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 387 sqm approx



2/3 Cartledge Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$508,000
Method: Private Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 372 sqm approx