

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

1A Race Course Road, Trentham Vic 3458

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$415,000

Property Type

Vacant land

Suburb

Trentham

Period - From

25/02/2025

to

24/02/2026

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	6 Walters St TRENTHAM 3458	\$610,000	05/12/2025
2	109A High St TRENTHAM 3458	\$530,000	08/11/2025
3	9a Manna La TRENTHAM 3458	\$600,000	28/08/2025

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:

25/02/2026 17:23



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Land Price
25/02/2025 - 24/02/2026: \$415,000

Comparable Properties



6 Walters St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 05/12/2025
Property Type: Land
Land Size: 1395 sqm approx



109A High St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 08/11/2025
Property Type: Land
Land Size: 1887 sqm approx



9a Manna La TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 28/08/2025
Property Type: Land
Land Size: 2669 sqm approx

Account - Harkin Estate Agents



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