

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

2 Greenhaven Court, Mount Clear Vic 3350

Indicative selling price

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

Range between \$735,000 & \$765,000

Median sale price

Median price \$568,000 Property Type House Suburb Mount Clear

Period - From 19/03/2025 to 18/03/2026 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	88 Hocking Av MOUNT CLEAR 3350	\$730,000	17/03/2026
2	4 Milverton La CANADIAN 3350	\$745,000	18/03/2025
3	11 Canadian Cr CANADIAN 3350	\$720,000	05/11/2024

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:

19/03/2026 08:58



4 2 2

Property Type: House
Land Size: 822 sqm approx
Agent Comments

Indicative Selling Price
\$735,000 - \$765,000
Median House Price
19/03/2025 - 18/03/2026: \$568,000

Comparable Properties



88 Hocking Av MOUNT CLEAR 3350 (REI)

Agent Comments

4 2 4

Price: \$730,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 508 sqm approx



4 Milverton La CANADIAN 3350 (REI)

Agent Comments

4 2 3

Price: \$745,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 1336 sqm approx



11 Canadian Cr CANADIAN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 05/11/2024
Property Type: House
Land Size: 941 sqm approx