

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

33 Cosmo Road, Trentham Vic 3458

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$992,500

Property Type House

Suburb Trentham

Period - From 01/10/2024

to 30/09/2025

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 eighteen 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	33 Cosmo Rd TRENTHAM 3458	\$450,000	08/10/2018
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

05/12/2025 14:00

33 Cosmo Road, Trentham Vic 3458



 3  2  3

Property Type: House
Land Size: 441 sqm approx
Agent Comments

Indicative Selling Price
\$900,000
Median House Price
Year ending September 2025: \$992,500

Comparable Properties

33 Cosmo Rd TRENTHAM 3458 (VG)

Agent Comments

 3  -  -

Price: \$450,000
Method: Sale
Date: 08/10/2018
Property Type: House (Res)
Land Size: 1012 sqm approx

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 eighteen months.

Account - Harkin Estate Agents



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