

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 817 Bond Street, Mount Pleasant Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$645,000 & \$680,000

Median sale price

Median price \$562,000 Property Type House Suburb Mount Pleasant

Period - From 01/01/2026 to 31/03/2026 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	14 Clayton Park Dr CANADIAN 3350	\$660,000	19/02/2026
2	406 Gladstone St MOUNT PLEASANT 3350	\$645,000	11/02/2026
3	7 Pennyweight Pl CANADIAN 3350	\$660,000	31/12/2025

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:

13/05/2026 09:52



3 2 2

Property Type: House
Land Size: 613 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$645,000 - \$680,000
Median House Price
March quarter 2026: \$562,000

Comparable Properties



14 Clayton Park Dr CANADIAN 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$660,000
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 629 sqm approx



406 Gladstone St MOUNT PLEASANT 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$645,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 476 sqm approx



7 Pennyweight PI CANADIAN 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$660,000
Method: Private Sale
Date: 31/12/2025
Property Type: House
Land Size: 701 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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