

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

22 Bowen Street, Trentham Vic 3458

Indicative selling price

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

Single price \$1,595,000

Median sale price*

Median price \$1,042,500

Property Type House

Suburb Trentham

Period - From 01/12/2025

to 21/05/2026

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	22 Camp St TRENTHAM 3458	\$1,140,000	18/04/2026
2	82 High St TRENTHAM 3458	\$1,140,000	03/04/2026
3	6a Cranneys La TRENTHAM 3458	\$1,100,000	17/12/2025

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:

21/05/2026 09:04

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



 4  2  10

Rooms: 5
Property Type: House
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$1,595,000

Median House Price *
01/12/2025 - 21/05/2026: \$1,042,500
* Agent calculated median based on 3 sales

Comparable Properties



22 Camp St TRENTHAM 3458 (REI)

[Agent Comments](#)

 3  3  2

Price: \$1,140,000
Method: Private Sale
Date: 18/04/2026
Property Type: House
Land Size: 933 sqm approx



82 High St TRENTHAM 3458 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 03/04/2026
Property Type: House
Land Size: 1367 sqm approx

6a Cranneys La TRENTHAM 3458 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,100,000
Method: Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 1391 sqm approx

Account - Harkin Estate Agents



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