

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 **844 Tress 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 **\$520,000** & **\$550,000**

Median sale price

Median price **\$549,000** Property Type **House** Suburb **Mount Pleasant**

Period - From **30/07/2025** to **29/07/2026** 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	805 Tress St MOUNT PLEASANT 3350	\$510,000	20/05/2026
2	718 Barkly St MOUNT PLEASANT 3350	\$540,000	11/02/2026
3	407 Humffray St. S GOLDEN POINT 3350	\$520,000	13/11/2025

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:

30/07/2026 09:17



2
 1
 1

Property Type: *House*
Land Size: *368 sqm approx*
Agent Comments

Indicative Selling Price
\$520,000 - \$550,000

Median House Price
30/07/2025 - 29/07/2026: \$549,000

Comparable Properties

805 Tress St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

2
 1
 1

Price: *\$510,000*
Method: *Private Sale*
Date: *20/05/2026*
Property Type: *House*
(Res) Land Size: *905 sqm approx*



718 Barkly St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

2
 2
 2

Price: *\$540,000*
Method: *Private Sale*
Date: *11/02/2026*
Property Type: *House*
(Res) Land Size: *681 sqm approx*



407 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments

2
 1
 3

Price: *\$520,000*
Method: *Private Sale*
Date: *13/11/2025*
Property Type: *House*

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