

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

1A Beatties Road, Trentham Vic 3458

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price*

Median price \$420,000

Property Type Vacant land

Suburb Trentham

Period - From 17/03/2025

to 17/03/2026

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	16 Moodie St TRENTHAM 3458	\$550,000	27/02/2026
2	107A High St TRENTHAM 3458	\$578,000	17/02/2026
3	6 Walters St TRENTHAM 3458	\$610,000	05/12/2025

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:

17/03/2026 09:07

* 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.

1A Beatties Road, Trentham Vic 3458



Property Type:
Agent Comments

Indicative Selling Price
\$495,000 - \$544,500
Median Vacant Land Price *
17/03/2025 - 17/03/2026: \$420,000
* Agent calculated median based on 3 sales

Comparable Properties



16 Moodie St TRENTHAM 3458 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 27/02/2026
Property Type: Land
Land Size: 2352 sqm approx



107A High St TRENTHAM 3458 (REI)

Agent Comments



Price: \$578,000
Method: Private Sale
Date: 17/02/2026
Property Type: Land
Land Size: 2202 sqm approx



6 Walters St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 05/12/2025
Property Type: Land
Land Size: 1395 sqm approx

Account - Harkin Estate Agents



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.