

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 86B High Street, Trentham Vic 3458
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,895,000

Median sale price

Median price \$1,030,000

Property Type House

Suburb Trentham

Period - From 01/10/2025

to 31/12/2025

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 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 | 3 Mulcahys Rd TRENTHAM 3458 | \$2,790,000 | 02/03/2026 |
| 2 | 15 Wallaby Jack Rd TRENTHAM 3458 | \$1,675,000 | 20/11/2025 |
| 3 | 140 Mulcahys Rd TRENTHAM 3458 | \$2,100,000 | 09/11/2025 |

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:

03/04/2026 16:50

86B High Street, Trentham Vic 3458



Property Type:
Agent Comments

Indicative Selling Price
\$1,895,000
Median House Price
December quarter 2025: \$1,030,000

Comparable Properties



3 Mulcahys Rd TRENTHAM 3458 (REI)

Agent Comments



Price: \$2,790,000
Method: Private Sale
Date: 02/03/2026
Property Type: House
Land Size: 2238 sqm approx



15 Wallaby Jack Rd TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 6659 sqm approx



140 Mulcahys Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$2,100,000
Method: Sale
Date: 09/11/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 11890 sqm approx

Account - Harkin Estate Agents



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