

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

20 Melvyn Crescent, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$538,000

Property Type

House

Suburb

Mount Clear

Period - From

01/01/2025

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	1351 Geelong Rd MOUNT CLEAR 3350	\$540,000	26/11/2025
2	411 Tinworth Av MOUNT CLEAR 3350	\$500,000	28/10/2025
3	13 Marina Dr MOUNT CLEAR 3350	\$515,000	02/12/2024

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:

25/03/2026 14:28



3 2 2

Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending December 2025: \$538,000

Comparable Properties



1351 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$540,000
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 706 sqm approx



411 Tinworth Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 766 sqm approx



13 Marina Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$515,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 992 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300