

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 and
postcode

5/2A PRYOR STREET MOUNT PLEASANT VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$425,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Mount Pleasant

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2/610A TALBOT STREET SOUTH REDAN VIC 3350	\$441,000	29-Sep-25
1/808 BARKLY STREET MOUNT PLEASANT VIC 3350	\$420,000	21-Aug-25
2/1206 GREVILLEA ROAD WENDOUREE VIC 3355	\$420,000	28-Aug-25

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: 28 November 2025



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**2/610A TALBOT STREET SOUTH
REDAN VIC 3350**

3 1 2

Sold Price **\$441,000** Sold Date **29-Sep-25**

Distance **1.15km**



**1/808 BARKLY STREET MOUNT
PLEASANT VIC 3350**

3 1 1

Sold Price **\$420,000** Sold Date **21-Aug-25**

Distance **0.53km**



**2/1206 GREVILLEA ROAD
WENDOUREE VIC 3355**

3 1 2

Sold Price Sold Date **28-Aug-25**

Distance **6.44km**

RS = Recent sale **UN** = Undisclosed Sale

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