

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 The Gums, Mount Clear Vic 3350

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price	\$515,000	Property Type	House	Suburb	Mount Clear
Period - From	01/10/2024	to	30/09/2025	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	50 Cartledge Av MOUNT CLEAR 3350	\$660,000	16/12/2025
2	4 Viola Ct MOUNT HELEN 3350	\$668,000	10/12/2025
3	22 Pindari Dr MOUNT CLEAR 3350	\$673,000	27/10/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/12/2025 09:18



4



2



2

Property Type: House (Res)**Land Size:** 876 sqm approx**Agent Comments****Indicative Selling Price**

\$625,000 - \$675,000

Median House Price

Year ending September 2025: \$515,000

Comparable Properties



50 Cartledge Av MOUNT CLEAR 3350 (REI)



4



2



2

Price: \$660,000**Method:** Private Sale**Date:** 16/12/2025**Property Type:** House**Land Size:** 1048 sqm approx**Agent Comments**

4 Viola Ct MOUNT HELEN 3350 (REI)



4



2



2

Price: \$668,000**Method:** Private Sale**Date:** 10/12/2025**Property Type:** House**Land Size:** 922 sqm approx**Agent Comments**

22 Pindari Dr MOUNT CLEAR 3350 (REI/VG)



4



2



2

Price: \$673,000**Method:** Private Sale**Date:** 27/10/2025**Property Type:** House**Land Size:** 924 sqm approx**Agent Comments**

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