

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)

Agent Comments

 4  2  2

Price: \$660,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 1048 sqm approx



4 Viola Ct MOUNT HELEN 3350 (REI)

Agent Comments

 4  2  2

Price: \$668,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 922 sqm approx



22 Pindari Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$673,000

Method: Private Sale

Date: 27/10/2025

Property Type: House

Land Size: 924 sqm approx

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