

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

1/826 BOND 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Mount Pleasant

Period-from

01 Feb 2025

to

31 Jan 2026

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 NADER CLOSE REDAN VIC 3350	\$530,000	13-Oct-25
2/23 FLOCKHART STREET MOUNT PLEASANT VIC 3350	\$530,000	12-Dec-25
6/912 GEELONG ROAD CANADIAN VIC 3350	\$535,000	13-Oct-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.

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Giovanni Piazza
M 0439286318
E giovanni.piazza@raywhite.com



2 NADER CLOSE REDAN VIC 3350 Sold Price **\$530,000** Sold Date **13-Oct-25**

3 2 1

Distance **1.03km**



2/23 FLOCKHART STREET MOUNT PLEASANT VIC 3350 Sold Price Sold Date **12-Dec-25**

3 2 2

Distance **0.93km**



6/912 GEELONG ROAD CANADIAN VIC 3350 Sold Price **\$535,000** Sold Date **13-Oct-25**

3 2 1

Distance **1.94km**

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

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