

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$545,000 & \$565,000

### Median sale price

Median price \$568,000 Property Type House Suburb Mount Clear

Period - From 18/03/2025 to 17/03/2026 Source Property Data

### 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	5 Creek View CI MOUNT CLEAR 3350	\$570,000	13/03/2026
2	27 Kirby Av CANADIAN 3350	\$535,000	15/12/2025
3	1351 Geelong Rd MOUNT CLEAR 3350	\$540,000	26/11/2025

**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:

18/03/2026 11:17



 3   
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**Property Type:**  
 Divorce/Estate/Family Transfers  
**Land Size:** 592 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$545,000 - \$565,000  
**Median House Price**  
 18/03/2025 - 17/03/2026: \$568,000

## Comparable Properties



5 Creek View CI MOUNT CLEAR 3350 (REI)

Agent Comments

 3   
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**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** House



27 Kirby Av CANADIAN 3350 (REI/VG)

Agent Comments

 3   
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  2

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House  
**Land Size:** 371 sqm approx



1351 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3   
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  2

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

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