

# 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

8 Sainsbury Court, 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 \$800,000 & \$875,000

### Median sale price

Median price \$538,000 Property Type House Suburb Mount Clear

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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.

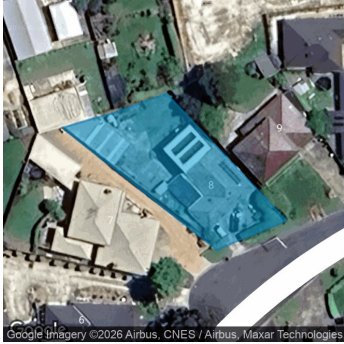
	Address of comparable property	Price	Date of sale
1	17 Tinworth Av MOUNT CLEAR 3350	\$795,000	26/02/2026
2	5 Lavery Av MOUNT CLEAR 3350	\$780,000	13/08/2025
3	3 Rustic La MOUNT CLEAR 3350	\$845,000	13/06/2025

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:

02/04/2026 14:10



3    

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 805 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$800,000 - \$875,000  
**Median House Price**  
Year ending December 2025: \$538,000

## Comparable Properties



**17 Tinworth Av MOUNT CLEAR 3350 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 26/02/2026  
**Property Type:** House  
**Land Size:** 1009 sqm approx



**5 Lavery Av MOUNT CLEAR 3350 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 13/08/2025  
**Property Type:** House  
**Land Size:** 760 sqm approx



**3 Rustic La MOUNT CLEAR 3350 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 13/06/2025  
**Property Type:** House  
**Land Size:** 777 sqm approx

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