

## 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

824 TRESS 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	Range Between	\$845,000	\$865,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$485,000	Property type	House	Suburb	Mount Pleasant
Period-from	01 Jan 2025	to	31 Dec 2025	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
326 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350	\$850,326	05-Sep-25
317 ERRARD STREET SOUTH BALLARAT CENTRAL VIC 3350	\$865,000	11-Sep-25
14 BRAWN AVENUE LAKE WENDOUREE VIC 3350	\$830,000	26-Aug-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.

This Statement of Information was prepared on: 5th February 2026



**326 HUMFFRAY STREET SOUTH  
GOLDEN POINT VIC 3350**

 3  2  2

Sold Price

**\$850,326** Sold Date **05-Sep-25**

Distance **1.41km**



**317 ERRARD STREET SOUTH  
BALLARAT CENTRAL VIC 3350**

 3  2  3

Sold Price

**\$865,000** Sold Date **11-Sep-25**

Distance **1.28km**



**14 BRAUN AVENUE LAKE  
WENDOUREE VIC 3350**

 3  2  1

Sold Price

**\$830,000** Sold Date **26-Aug-25**

Distance **3.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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