

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

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 BRAWN 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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