

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 8 Sainsbury Court, Mount Clear Vic 3350
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000 & \$695,000

Median sale price

Median price \$569,000 Property Type House Suburb Mount Clear

Period - From 01/04/2025 to 31/03/2026 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	21 Marina Dr MOUNT CLEAR 3350	\$680,000	04/03/2026
2	40 Olympic Av MOUNT CLEAR 3350	\$675,000	04/02/2026
3	4 Carinda Ct MOUNT CLEAR 3350	\$685,000	22/01/2026

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: 13/05/2026 16:24



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Property Type: House (Res)

Land Size: 807 sqm approx

Agent Comments

Indicative Selling Price

\$675,000 - \$695,000

Median House Price

Year ending March 2026: \$569,000

Comparable Properties



21 Marina Dr MOUNT CLEAR 3350 (REI)

Agent Comments

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 1

Price: \$680,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 877 sqm approx



40 Olympic Av MOUNT CLEAR 3350 (REI)

Agent Comments

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Price: \$675,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 1034 sqm approx



4 Carinda Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments

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 2

Price: \$685,000

Method: Private Sale

Date: 22/01/2026

Property Type: House

Land Size: 921 sqm approx

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