

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

2/709 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Mount Pleasant

Period-from

01 Apr 2025

to

31 Mar 2026

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

701 COSMOPOLITAN PLACE BALLARAT CENTRAL VIC 3350	545886	15-Apr-26
14 MILLICENT PLACE BALLARAT EAST VIC 3350	540000	20-Feb-26
10/322-324 CLAYTON STREET CANADIAN VIC 3350	577500	12-Feb-26

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: 24 April 2026


**701 COSMOPOLITAN PLACE
BALLARAT CENTRAL VIC 3350**
 3  2  1

Sold Price

^{RS} **545886**

 Sold Date **15-Apr-26**

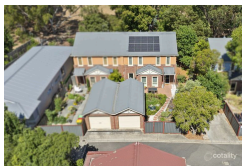
 Distance **1.84km**

**14 MILLICENT PLACE BALLARAT
EAST VIC 3350**
 3  2  1

Sold Price

540000

 Sold Date **20-Feb-26**

 Distance **1.91km**

**10/322-324 CLAYTON STREET
CANADIAN VIC 3350**
 3  2  2

Sold Price

577500

 Sold Date **12-Feb-26**

 Distance **1.47km**
RS = Recent sale

UN = Undisclosed Sale

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