

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

37 HERMITAGE AVENUE MOUNT CLEAR 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Mount Clear

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

11 ASHLEY GROVE MOUNT HELEN VIC 3350	\$980,000	07-Aug-25
6 TIMBERTOP DRIVE MOUNT HELEN VIC 3350	\$950,000	15-Dec-25
108 FISKEN ROAD MOUNT HELEN VIC 3350	\$975,000	15-Apr-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: 16 January 2026



**11 ASHLEY GROVE MOUNT HELEN
VIC 3350**

 3  2  6

Sold Price

\$980,000

Sold Date **07-Aug-25**

Distance **3.03km**



**6 TIMBERTOP DRIVE MOUNT
HELEN VIC 3350**

 4  2  3

Sold Price

^{RS} **\$950,000**

Sold Date **15-Dec-25**

Distance **2.85km**



**108 FISKEN ROAD MOUNT HELEN
VIC 3350**

 4  2  10

Sold Price

\$975,000

Sold Date **15-Apr-25**

Distance **4.38km**

RS = Recent sale

UN = Undisclosed Sale

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