

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 411 Tinworth Avenue, 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 \$480,000 & \$510,000

Median sale price

Median price \$525,000 Property Type House Suburb Mount Clear

Period - From 01/04/2025 to 30/06/2025 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	6 Soyuz Ct MOUNT CLEAR 3350	\$495,000	08/07/2025
2	413 Tinworth Av MOUNT CLEAR 3350	\$480,000	05/07/2025
3	315 Tinworth Av MOUNT CLEAR 3350	\$502,500	20/06/2025

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.~~

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Indicative Selling Price
 \$480,000 - \$510,000
Median House Price
 June quarter 2025: \$525,000



Property Type: House (Previously Occupied - Detached)
Land Size: 766 sqm approx
 Agent Comments

Comparable Properties



6 Soyuz Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 622 sqm approx



413 Tinworth Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 639 sqm approx



315 Tinworth Av MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$502,500
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 677 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559