

# 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 9 Recreation Road, 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](http://consumer.vic.gov.au/underquoting)

Range between \$425,000 & \$445,000

### Median sale price

Median price \$580,000 Property Type House Suburb Mount Clear

Period - From 26/05/2025 to 25/05/2026 Source Property Data

### 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	2/3 Regency Dr MOUNT CLEAR 3350	\$450,000	05/02/2026
2	3/1120 Geelong Rd MOUNT CLEAR 3350	\$440,000	30/01/2026
3	3/1326 Geelong Rd MOUNT CLEAR 3350	\$434,000	12/12/2025

**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.~~

This Statement of Information was prepared on: 26/05/2026 15:26



1   1   1

**Property Type:** House (Res)

**Land Size:** 321 sqm approx

Agent Comments

**Indicative Selling Price**

\$425,000 - \$445,000

**Median House Price**

26/05/2025 - 25/05/2026: \$580,000

## Comparable Properties



**2/3 Regency Dr MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 05/02/2026

**Property Type:** Unit

**Land Size:** 341 sqm approx



**3/1120 Geelong Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 30/01/2026

**Property Type:** Townhouse (Res)



**3/1326 Geelong Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$434,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** Apartment

**Land Size:** 294 sqm approx

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