

# 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 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  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	5 Callistemon Ct BUNINYONG 3357	\$1,060,000	08/09/2025
2	3 Fiskin Rd MOUNT HELEN 3350	\$1,060,000	23/06/2025
3	17 Nevett Cr MOUNT HELEN 3350	\$1,000,000	02/06/2025

**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.~~

This Statement of Information was prepared on:



4   2   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 3007 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,050,000  
**Median House Price**  
 26/02/2025 - 25/02/2026: \$720,000

## Comparable Properties



**5 Callistemon Ct BUNINYONG 3357 (REI/VG)**

Agent Comments

6   3   3

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** House  
**Land Size:** 2764 sqm approx



**3 Fisken Rd MOUNT HELEN 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 23/06/2025  
**Property Type:** House  
**Land Size:** 20400 sqm approx



**17 Nevett Cr MOUNT HELEN 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 02/06/2025  
**Property Type:** House  
**Land Size:** 1619 sqm approx

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