

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

1 Frame Avenue, Hepburn Vic 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,695,000

Median sale price

Median price \$550,000

Property Type House

Suburb Hepburn

Period - From 09/07/2025

to 08/07/2026

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 eighteen 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		

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 eighteen months.

This Statement of Information was prepared on:

09/07/2026 11:03

Gary Cooke

03 9989 2525

0409 003 356

garycooke@jellisrcraig.com.au

Indicative Selling Price

\$1,695,000

Median House Price

09/07/2025 - 08/07/2026: \$550,000



 5  3  2

Property Type: House

Land Size: 5208 sqm approx

Agent Comments

Comparable Properties

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 eighteen months.

Account - Jellis Craig | P: 03 9989 2525