

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/address](http://services.land.vic.gov.au/landchannel/content/address) Search before being entered in this Statement of Information


Property offered for sale	
	Parcel of Land with rural living

Indicative Selling Price Range	\$230,000 to \$260,000

Comparable property sales Suburb Yea land offering The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within one kilometers of the property for sale in the last six months. Have attached current properties for sale as well for comparison The home offered is far superior than the ones sold

Address of comparable property

One acre lots in Yea is firmly in the **\$250,000 plus** range with very few one acre lots on offer

 There are a number of good one-acre style lots currently available in Yea, with most blocks ranging from 4,000m<sup>2</sup> to 6,500m<sup>2</sup>. Prices are generally sitting between about \$350k and \$550k depending on views, services and estate location.

Some of the better current options include:

- 22 Craige Street — approx. 4,058m<sup>2</sup> (about 1 acre), listed around \$230k–\$260k.

- 70 Moyle Street — approx. 5,058m<sup>2</sup>, listed around \$370k–\$405k.
- 84 Moyle Street — approx. 5,538m<sup>2</sup>, listed around \$350k–\$370k.
- 3 Redgum Drive — approx. 4,088m<sup>2</sup>, listed around \$400k–\$440k.
- Lot 7, 145 Racecourse Road — approx. 4,004m<sup>2</sup> in the Red Gum Views estate, listed around \$360k.
- Lot 40 & Lot 41, 145 Racecourse Road — larger prestige blocks from approx. 5,800m<sup>2</sup> to 6,500m<sup>2</sup>.

This Statement of Information was Prepared / Updated on: 8<sup>th</sup> April 2026