

# 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

202 Hedrick Street, Buninyong Vic 3357

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$770,000

### Median sale price

Median price \$737,500 Property Type House Suburb Buninyong

Period - From 01/04/2025 to 31/03/2026 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	404 Simpson St BUNINYONG 3357	\$692,000	22/05/2026
2	108 Hedrick St BUNINYONG 3357	\$740,000	29/04/2026
3	504 Scott St BUNINYONG 3357	\$720,000	09/12/2025

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:

17/06/2026 09:10



 4    2    2

**Property Type:** House  
**Land Size:** 1032 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$770,000  
**Median House Price**  
Year ending March 2026: \$737,500

## Comparable Properties



**404 Simpson St BUNINYONG 3357 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$692,000  
**Method:** Private Sale  
**Date:** 22/05/2026  
**Property Type:** House  
**Land Size:** 1024 sqm approx



**108 Hedrick St BUNINYONG 3357 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 29/04/2026  
**Property Type:** House  
**Land Size:** 1072 sqm approx



**504 Scott St BUNINYONG 3357 (REI/VG)**

**Agent Comments**

 4    1    2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House  
**Land Size:** 1113 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555