

# 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 503 Yuille Street, Buninyong Vic 3357  
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 \$740,000 & \$770,000

### Median sale price

Median price \$770,000 Property Type House Suburb Buninyong

Period - From 01/10/2025 to 31/12/2025 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	6 Herriott St BUNINYONG 3357	\$770,000	06/11/2025
2	207 Cathcart St BUNINYONG 3357	\$750,000	28/05/2025
3	514 Somerville St BUNINYONG 3357	\$720,000	09/04/2025

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: 04/03/2026 12:57



 3   
  1   
  4

**Property Type:** House  
**Land Size:** 1000 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$740,000 - \$770,000  
**Median House Price**  
 December quarter 2025: \$770,000

## Comparable Properties



**6 Herriott St BUNINYONG 3357 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** House  
**Land Size:** 1016 sqm approx



**207 Cathcart St BUNINYONG 3357 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 28/05/2025  
**Property Type:** House  
**Land Size:** 604 sqm approx



**514 Somerville St BUNINYONG 3357 (REI/VG)**

Agent Comments

 3   
  1   
  3

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 09/04/2025  
**Property Type:** House  
**Land Size:** 1237 sqm approx

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