

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

Range between \$695,000 & \$735,000

Median sale price

Median price \$760,000 Property Type House Suburb Buninyong

Period - From 01/07/2025 to 30/06/2026 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	503 Yuille St BUNINYONG 3357	\$747,000	11/06/2026
2	404 Simpson St BUNINYONG 3357	\$692,000	22/05/2026
3	108 Hedrick St BUNINYONG 3357	\$740,000	29/04/2026

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:

14/07/2026 16:33



4 2 2

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

Indicative Selling Price
 \$695,000 - \$735,000
Median House Price
 Year ending June 2026: \$760,000

Comparable Properties



503 Yuille St BUNINYONG 3357 (REI)

Agent Comments

3 1 4

Price: \$747,000
Method: Private Sale
Date: 11/06/2026
Property Type: House
Land Size: 1000 sqm approx



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/VG)

Agent Comments

3 1 2

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

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