

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 509 Scott 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

Single price \$460,000

Median sale price

Median price \$317,500

Property Type Vacant land

Suburb Buninyong

Period - From 05/02/2025

to 04/02/2026

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 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	33 St Martins PI MOUNT CLEAR 3350	\$430,000	30/11/2025
2	511 Scott St BUNINYONG 3357	\$420,000	09/10/2025
3	507 Cornish St BUNINYONG 3357	\$465,000	05/03/2025

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:

05/02/2026 14:46



Property Type:
Land Size: 858 sqm approx
 Agent Comments

Indicative Selling Price
 \$460,000
Median Land Price
 05/02/2025 - 04/02/2026: \$317,500

Comparable Properties

33 St Martins PI MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 30/11/2025
Property Type: Land
Land Size: 980 sqm approx



511 Scott St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 09/10/2025
Property Type: Land
Land Size: 858 sqm approx



507 Cornish St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 05/03/2025
Property Type: Land (Res)
Land Size: 831 sqm approx

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



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