

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	295 Lumeah Rd BUNINYONG 3357	\$750,000	12/02/2026
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:



 3
  1
  4

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

Indicative Selling Price
 \$730,000 - \$770,000
Median House Price
 06/05/2025 - 05/05/2026: \$710,000

Comparable Properties



295 Lumeah Rd BUNINYONG 3357 (REI)

Agent Comments

 3
  2
  2

Price: \$750,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 1026 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

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