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: 504 Scott Street, Buninyong Vic 3357

Indicative selling price

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

Range between $715,000 & $745,000

Median sale price

Median price $750,000 Property Type House Suburb Buninyong

Period - From 01/10/2024 to 30/09/2025 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 eighteen 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	704 Lal Lal St BUNINYONG 3357	$710,000	30/09/2025
2	514 Somerville St BUNINYONG 3357	$720,000	09/04/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 21/10/2025 14:54

504 Scott Street, Buninyong Vic 3357

JellisCraig



4 1

Property Type: House (Res)
Land Size: 1107 sqm approx

Agent Comments

Indicative Selling Price
$715,000 - $745,000
Median House Price
Year ending September 2025: $750,000

Comparable Properties



704 Lal Lal St BUNINYONG 3357 (REI)

3 2 6

Price: $710,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 1158 sqm approx

Agent Comments



514 Somerville St BUNINYONG 3357 (REI/VG)

3 1 3

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

Agent Comments

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 eighteen months.

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

REIV THE DIFFERENCE

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