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: 41 Flanagans Lane, Buninyong Vic 3357

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $737,500 Property Type House Suburb Buninyong

Period - From 12/11/2024 to 11/11/2025 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 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	108 Fisken Rd MOUNT HELEN 3350	$975,000	30/07/2025
2			
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: 12/11/2025 15:28

41 Flanagans Lane, Buninyong Vic 3357

JellisCraig



4 2 2

Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 49410 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $990,000
Median House Price
12/11/2024 - 11/11/2025: $737,500

Comparable Properties



108 Fisken Rd MOUNT HELEN 3350 (REI)

4 2 10

Price: $975,000
Method: Private Sale
Date: 30/07/2025
Property Type: House
Land Size: 47348.26 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

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