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	412 Learmonth Street, Buninyong Vic 3357

Indicative selling price

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

Range between $775,000 & $805,000

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 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	410 Scott St BUNINYONG 3357	$810,000	24/10/2025
2	10 Zoe Dr MOUNT HELEN 3350	$800,000	28/08/2025
3	13 Nevett Cr MOUNT HELEN 3350	$780,000	20/12/2024

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: 19/11/2025 11:39

412 Learmonth Street, Buninyong Vic 3357

JellisCraig



5 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$775,000 - $805,000
Median House Price
Year ending September 2025: $750,000

Comparable Properties



410 Scott St BUNINYONG 3357 (REI)

4 2 2

Price: $810,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 1073 sqm approx

Agent Comments



10 Zoe Dr MOUNT HELEN 3350 (REI)

4 2 2

Price: $800,000
Method: Private Sale
Date: 28/08/2025
Property Type: House (Res)
Land Size: 1058 sqm approx

Agent Comments



13 Nevett Cr MOUNT HELEN 3350 (REI/VG)

4 2 2

Price: $780,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 1268 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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