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 and postcode	15 HOMEBUSH DRIVE JUNORTOUN VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$990,000	&	$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Junortoun
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
1088 MCIVOR HIGHWAY JUNORTOUN VIC 3551	$1,075,000	22-Dec-25
132 JUNORTOUN ROAD JUNORTOUN VIC 3551	$1,030,000	01-Jul-25
40 MCIVOR PARK COURT JUNORTOUN VIC 3551	$990,000	11-Jul-25

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: 22 January 2026

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1088 MCIVOR HIGHWAY JUNORTOUN VIC 3551

4 3 6

Sold Price RS $1,075,000 Sold Date 22-Dec-25

Distance 0.64km



132 JUNORTOUN ROAD JUNORTOUN VIC 3551

4 2 4

Sold Price $1,030,000 Sold Date 01-Jul-25

Distance 2.48km



40 MCIVOR PARK COURT JUNORTOUN VIC 3551

3 2 1

Sold Price $990,000 Sold Date 11-Jul-25

Distance 0.7km

RS = Recent sale **UN** = Undisclosed Sale

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