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	310 Hedrick Street, Buninyong Vic 3357

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $770,000 Property Type House Suburb Buninyong

Period - From 01/10/2025 to 31/12/2025 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	9 Learmonth St BUNINYONG 3357	$910,000	22/12/2025
2	110 Palmerston St BUNINYONG 3357	$940,000	04/04/2025
3	4 Pepper La BUNINYONG 3357	$930,000	31/10/2024

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: 23/02/2026 13:45

310 Hedrick Street, Buninyong Vic 3357

Dean Parish
0490382264
dean.parish@fletchers.net.au



4 2 2

Property Type: House (Res)
Land Size: 1495 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median House Price
December quarter 2025: $770,000

Comparable Properties



9 Learmonth St BUNINYONG 3357 (REI/VG)

4 2 3

Price: $910,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 1017 sqm approx

Agent Comments



110 Palmerston St BUNINYONG 3357 (REI/VG)

4 2 4

Price: $940,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 962 sqm approx

Agent Comments



4 Pepper La BUNINYONG 3357 (REI/VG)

4 2 8

Price: $930,000
Method: Auction Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 1352 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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