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	8A Forest Avenue, Hepburn Springs, Vic 3461

Indicative selling price

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

Single price	$1,299,000

Median sale price

Median price	$736,500	Property type	*House*	Suburb	Hepburn Springs

Period - From	01/07/2025	to	30/09/2025	Source	PropTrack

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
46 West Street, Daylesford, VIC 3460	$1,275,000	19/06/2025
98 Central Springs Road, Daylesford, VIC 3460	$1,300,000	15/01/2025
47 Perrins St, Daylesford, VIC 3460	$1,400,000	10/01/2025

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: 27/10/2025