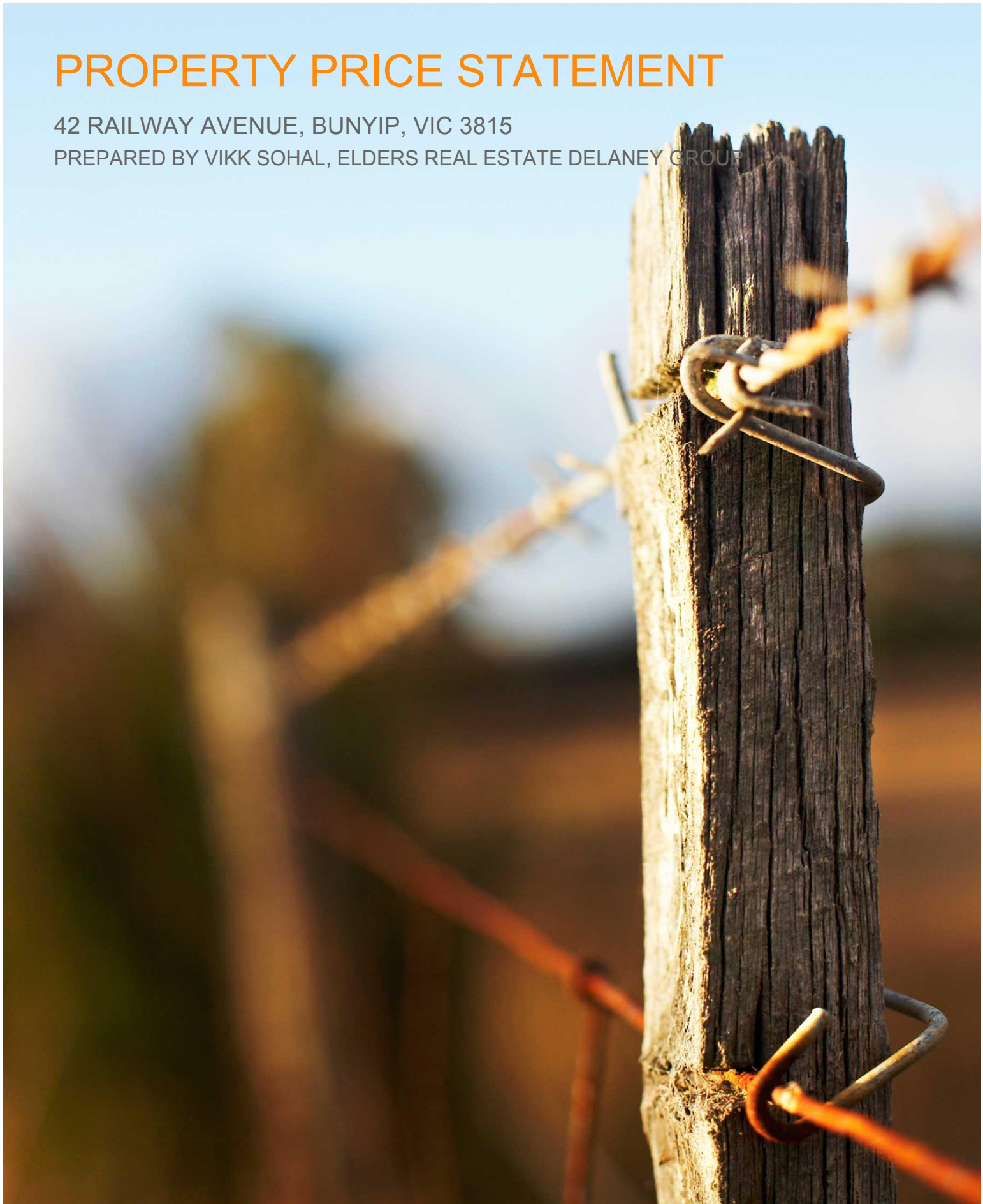


PROPERTY PRICE STATEMENT

42 RAILWAY AVENUE, BUNYIP, VIC 3815

PREPARED BY VIKK SOHAL, ELDERS REAL ESTATE DELANEY GROUP



PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980

Private Inspections Available

All inspections are by appointment only. You MUST call the agent directly to arrange a private inspection at the advertised time to comply with our State government guidelines and density limits.

INSPECTION POLICY

- Bookings are essential. No booking, no entry!
- You must scan the QR code before you enter the property.
- Masks must be worn at all times. No mask, no entry!
- Please keep a 1.5m distance between you and other people.

Our agents will provide hand sanitiser at every inspection and will follow the physical distancing rules to protect others.

We thank you for your cooperation.



Berwick | Pakenham | Drouin

42 RAILWAY AVENUE, BUNYIP, VIC 3815

 3  1  2

Indicative Selling Price

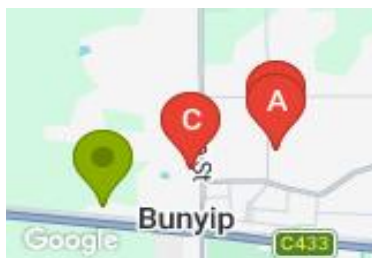
For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$760,000 to \$820,000

Provided by: Vikk Sohal, Elders Real Estate Delaney Group

MEDIAN SALE PRICE

Seller's Reserve Price: **N/A**



BUNYIP, VIC, 3815

Suburb Median Sale Price (House)

\$765,000

01 April 2026 to 30 September 2026

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



13 NASH RD, BUNYIP, VIC 3815

 4  1  7

Sale Price

\$900,000

Sale Date: 08/12/2025

Distance from Property: 1.2km



21 NASH RD, BUNYIP, VIC 3815

 3  1  3

Sale Price

\$875,000

Sale Date: 21/11/2025

Distance from Property: 1.2km



8 NYLANDER RD, BUNYIP, VIC 3815

 4  2  3

Sale Price

***\$795,600**

Sale Date: 14/09/2026

Distance from Property: 625m



This report has been compiled on 06/10/2026 by Elders Real Estate Delaney Group. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 06/10/2026

Property offered for sale

Address Including suburb and postcode	42 RAILWAY AVENUE, BUNYIP, VIC 3815
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Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	3	1	2		1,768m ²

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	
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or

Range between	\$760,000	&	\$820,000
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Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price	N/A
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Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	\$765,000	Property type	HOUSE	Suburb	BUNYIP
Period: from	01/04/2026	to	30/09/2026	Source	

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address				Sale price	Date of sale
13 NASH RD, BUNYIP, VIC 3815				\$900,000	08/12/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	4	1	7		1,916m²

Comparable property 2

Address				Sale price	Date of sale
21 NASH RD, BUNYIP, VIC 3815				\$875,000	21/11/2025
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	3	1	3		1,915m ²

Comparable property 3

Address				Sale price	Date of sale
8 NYLANDER RD, BUNYIP, VIC 3815				*\$795,600	14/09/2026
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	4	2	3		1,011m ²

Reason there are fewer than three comparable properties

☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold within the relevant period:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	