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	10 Main Road, Hepburn Springs Vic 3461

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,040,000 Property Type House Suburb Hepburn Springs

Period - From 01/01/2024 to 31/12/2024 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 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
1	50 Main Rd HEPBURN SPRINGS 3461	$1,175,000	13/09/2024
2	4 Bridport St DAYLESFORD 3460	$1,200,000	06/09/2024
3			

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: 25/02/2025 13:42

10 Main Road, Hepburn Springs Vic 3461

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3 3 drivew ay x 3

Rooms: 7
Property Type: House (Previously Occupied - Detached)
Land Size: 2023 approx sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2024: $1,040,000

Comparable Properties



50 Main Rd HEPBURN SPRINGS 3461 (REI/VG)

3 3 2

Price: $1,175,000
Method: Private Sale
Date: 13/09/2024
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments



4 Bridport St DAYLESFORD 3460 (REI/VG)

4 3 4

Price: $1,200,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 1018 sqm approx

Agent Comments

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.

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