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	505 Yuille Street, Buninyong Vic 3357

Indicative selling price

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

Range between $820,000 & $860,000

Median sale price

Median price $735,000 Property Type House Suburb Buninyong

Period - From 12/11/2023 to 11/11/2024 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 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	12 Zoe Dr MOUNT HELEN 3350	$845,000	12/04/2024
2	212 Eddy Av MOUNT HELEN 3350	$850,000	13/03/2024
3	305 Elizabeth St BUNINYONG 3357	$840,000	07/02/2024

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: 12/11/2024 12:08

505 Yuille Street, Buninyong Vic 3357



3 2 3

Property Type: House
Land Size: 1016 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $860,000
Median House Price
12/11/2023 - 11/11/2024: $735,000

Comparable Properties



12 Zoe Dr MOUNT HELEN 3350 (REI/VG)

5 2 -

Price: $845,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 1117 sqm approx

Agent Comments



212 Eddy Av MOUNT HELEN 3350 (REI)

4 2 4

Price: $850,000
Method: Private Sale
Date: 13/03/2024
Property Type: House
Land Size: 1309 sqm approx

Agent Comments



305 Elizabeth St BUNINYONG 3357 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 07/02/2024
Rooms: 7
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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