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: 171 Skirkas Road, Buninyong Vic 3357

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $742,500 Property Type House Suburb Buninyong

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	75a Sandys Hill Rd DURHAM LEAD 3352	$675,000	30/10/2024
2	282 Sandys Hill Rd DURHAM LEAD 3352	$655,000	03/06/2024
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: 24/03/2025 10:05

171 Skirkas Road, Buninyong Vic 3357



3 1 2

Property Type: House
Land Size: 40000 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median House Price
Year ending December 2024: $742,500

Comparable Properties



75a Sandys Hill Rd DURHAM LEAD 3352 (REI/VG)

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Price: $675,000
Method: Private Sale
Date: 30/10/2024
Property Type: Land
Land Size: 43100 sqm approx

Agent Comments



282 Sandys Hill Rd DURHAM LEAD 3352 (REI/VG)

4 1 4

Price: $655,000
Method: Private Sale
Date: 03/06/2024
Property Type: House (Res)
Land Size: 16200 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.

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

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