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	213 Simpson Street, Buninyong Vic 3357

Indicative selling price

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

Range between $620,000 & $640,000

Median sale price

Median price $747,500 Property Type House Suburb Buninyong

Period - From 01/04/2024 to 31/03/2025 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	1747 Geelong Rd MOUNT HELEN 3350	$640,000	28/03/2025
2	412 Simpson St BUNINYONG 3357	$661,000	24/12/2024
3	211 Shire Av MOUNT HELEN 3350	$640,000	29/02/2024

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: 22/05/2025 16:51

213 Simpson Street, Buninyong Vic 3357



4 1 2

Property Type: House (Res)
Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $640,000
Median House Price
Year ending March 2025: $747,500

Comparable Properties



1747 Geelong Rd MOUNT HELEN 3350 (REI)

4 1 3

Price: $640,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 1072 sqm approx

Agent Comments



412 Simpson St BUNINYONG 3357 (REI/VG)

4 1 8

Price: $661,000
Method: Private Sale
Date: 24/12/2024
Property Type: House
Land Size: 1043 sqm approx

Agent Comments



211 Shire Av MOUNT HELEN 3350 (REI/VG)

3 1 3

Price: $640,000
Method: Private Sale
Date: 29/02/2024
Property Type: House (Res)
Land Size: 1053 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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