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 and postcode	29 PHILLIPS LANE EAST BAIRNSDALE VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$750,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$337,500	Property type	House	Suburb	East Bairnsdale
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
90 ORRS ROAD LUCKNOW VIC 3875	$790,000	05-Apr-24
3 ISABELLE DRIVE WY YUNG VIC 3875	$800,000	07-Feb-25
3 CLIFTON TERRACE WY YUNG VIC 3875	$810,000	26-Feb-25

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: 20 August 2025

OBrien Real Estate

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90 ORRS ROAD LUCKNOW VIC 3875

5 2 11

Sold Price **$790,000** Sold Date **05-Apr-24**

Distance **4.66km**



3 ISABELLE DRIVE WY YUNG VIC 3875

4 2 2

Sold Price **$800,000** Sold Date **07-Feb-25**

Distance **4.12km**



3 CLIFTON TERRACE WY YUNG VIC 3875

4 2 3

Sold Price **$810,000** Sold Date **26-Feb-25**

Distance **4.79km**

RS = Recent sale **UN** = Undisclosed Sale

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