Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 301a Russell Street, Buninyong Vic 3357 |

## Indicative selling price

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

Range between $685,000 & $715,000

## Median sale price

Median price $750,000 Property Type House Suburb Buninyong

Period - From 01/07/2024 to 30/06/2025 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six 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 | 7 Brodie Ct MOUNT HELEN 3350 | $780,000 | 08/09/2025 |
| 2 | 109 Simpson St BUNINYONG 3357 | $710,000 | 10/07/2025 |
| 3 | 53 Darriwell Dr MOUNT HELEN 3350 | $750,000 | 23/06/2025 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/09/2025 15:01

# 301a Russell Street, Buninyong Vic 3357

JellisCraig




4 2 2

**Property Type:** Residential House
**Land Size:** 678m2 sqm approx

Agent Comments

**Indicative Selling Price**
$685,000 - $715,000
**Median House Price**
Year ending June 2025: $750,000

## Comparable Properties



**7 Brodie Ct MOUNT HELEN 3350 (REI)**

4 2 2

**Price:** $780,000
**Method:** Private Sale
**Date:** 08/09/2025
**Property Type:** House (Res)
**Land Size:** 1074 sqm approx

Agent Comments



**109 Simpson St BUNINYONG 3357 (REI/VG)**

4 2 2

**Price:** $710,000
**Method:** Private Sale
**Date:** 10/07/2025
**Property Type:** House
**Land Size:** 1024 sqm approx

Agent Comments



**53 Darriwell Dr MOUNT HELEN 3350 (REI/VG)**

4 2 2

**Price:** $750,000
**Method:** Private Sale
**Date:** 23/06/2025
**Property Type:** House
**Land Size:** 1057 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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