

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

1 BUCHANAN DRIVE HUNTLY VIC 3551

Indicative selling price

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

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,500

Property type

House

Suburb

Huntly

Period-from

01 May 2025

to

30 Apr 2026

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

72 WARATAH ROAD HUNTLY VIC 3551	\$705,000	15-Aug-25
27 FITZGERALD ROAD HUNTLY VIC 3551	\$700,600	21-Jan-26
20 COUNSEL ROAD HUNTLY VIC 3551	\$695,000	12-Nov-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: 05 May 2026



72 WARATAH ROAD HUNTLY VIC 3551

Sold Price

\$705,000

Sold Date

15-Aug-25



4



2



3

Distance

0.44km



27 FITZGERALD ROAD HUNTLY VIC 3551

Sold Price

\$700,600

Sold Date

21-Jan-26



4



2



2

Distance

0.59km



20 COUNSEL ROAD HUNTLY VIC 3551

Sold Price

\$695,000

Sold Date

12-Nov-25



4



2



2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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