

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

2190 MONASH WAY YINNAR VIC 3869

Indicative selling price

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

Single Price

\$1,049,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Farm

Suburb

Yinnar

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

125 BOLDINGS ROAD HAZELWOOD NORTH VIC 3840	\$1,100,000	04-Feb-26
45 PINCINIS LANE MIRBOO NORTH VIC 3871	\$1,025,000	14-May-25
15 HAYES ROAD NEWBOROUGH VIC 3825	\$1,100,000	07-Nov-24

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



**125 BOLDINGS ROAD
HAZELWOOD NORTH VIC 3840**

 3  1  1

Sold Price **\$1,100,000** Sold Date **04-Feb-26**

Distance **13.16km**



**45 PINCINIS LANE MIRBOO NORTH
VIC 3871**

 2  2  3

Sold Price **\$1,025,000** Sold Date **14-May-25**

Distance **18.03km**



**15 HAYES ROAD NEWBOROUGH
VIC 3825**

 3  2  16

Sold Price **\$1,100,000** Sold Date **07-Nov-24**

Distance **20.74km**

RS = Recent sale

UN = Undisclosed Sale

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