

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

236B CLIFTON WEST ROAD WY YUNG 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

or range
between

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Other

Suburb

Wy Yung

Period-from

01 Aug 2025

to

31 Jul 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

6 MCBRIAR COURT WY YUNG VIC 3875	\$310,000	15-Jun-26
33 BLUE GUM DRIVE WY YUNG VIC 3875	\$300,000	18-Apr-26
61 CLIFTON WEST ROAD WY YUNG VIC 3875	\$280,000	13-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: 11 August 2026



6 MCBRIAR COURT WY YUNG VIC 3875

Sold Price

\$310,000

Sold Date

15-Jun-26



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-

Distance

1.34km



33 BLUE GUM DRIVE WY YUNG VIC 3875

Sold Price

\$300,000

Sold Date

18-Apr-26



-



-



-

Distance

2.3km



61 CLIFTON WEST ROAD WY YUNG VIC 3875

Sold Price

\$280,000

Sold Date

13-Feb-25



-



-



-

Distance

1.54km



10 LILLY PILLY COURT WY YUNG VIC 3875

Sold Price

\$240,000

Sold Date

25-May-26



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Distance

2.59km

RS = Recent sale

UN = Undisclosed Sale

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