

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

40 CLIFTON TERRACE 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Wy Yung

Period-from

01 Sep 2025

to

31 Aug 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

60 PARKSIDE DRIVE NICHOLSON VIC 3882	\$1,180,000	12-Dec-25
55 BALFOURS ROAD LUCKNOW VIC 3875	\$1,200,000	29-Jul-26
45 KORALEIGH VIEW NICHOLSON VIC 3882	\$1,475,000	22-Jul-26

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: 17 September 2026



60 PARKSIDE DRIVE NICHOLSON VIC 3882

3 2 2

Sold Price

\$1,180,000

Sold Date

12-Dec-25

Distance

9.71km



55 BALFOURS ROAD LUCKNOW VIC 3875

4 2 2

Sold Price

^{RS} **\$1,200,000**

Sold Date

29-Jul-26

Distance

1.29km



45 KORALEIGH VIEW NICHOLSON VIC 3882

3 2 4

Sold Price

\$1,475,000

Sold Date

22-Jul-26

Distance

9.77km

RS = Recent sale

UN = Undisclosed Sale

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