

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 or
locality and postcode

4A Fourth Street, Hepburn Springs Vic 3461

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Hepburn Springs

Period - From

14/04/2025

to

13/04/2026

Source

Property Data

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
1	19A Stanhope St DAYLESFORD 3460	\$860,000	10/04/2026
2	1/25a Second St HEPBURN SPRINGS 3461	\$800,000	20/06/2025
3	60 Main Rd HEPBURN SPRINGS 3461	\$900,000	13/03/2025

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:

14/04/2026 18:12

Gary Cooke
03 9989 2525
0409 003 356
garycooke@jellisraig.com.au

Indicative Selling Price
\$875,000

Median House Price
14/04/2025 - 13/04/2026: \$750,000



3 2 2

Property Type: House
Land Size: 573 sqm approx
Agent Comments

Comparable Properties



19A Stanhope St DAYLESFORD 3460 (REI)

Agent Comments

3 2 1

Price: \$860,000
Method: Private Sale
Date: 10/04/2026
Property Type: House
Land Size: 428 sqm approx



1/25a Second St HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 625 sqm approx



60 Main Rd HEPBURN SPRINGS 3461 (REI/VG)

Agent Comments

3 2 -

Price: \$900,000
Method: Private Sale
Date: 13/03/2025
Property Type: House
Land Size: 604 sqm approx

Account - Jellis Craig | P: 03 9989 2525