

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

507 Yuille Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$820,000 & \$850,000

Median sale price

Median price \$800,000 Property Type House Suburb Buninyong

Period - From 05/08/2025 to 04/08/2026 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	3 Allan St BUNINYONG 3357	\$840,000	27/03/2026
2	10 The Horizon MOUNT HELEN 3350	\$850,000	25/11/2025
3	508 Forest St BUNINYONG 3357	\$820,000	09/09/2025

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:

05/08/2026 14:53



 3
  2
  2

Property Type: Land
Land Size: 2025 sqm approx
Agent Comments

Indicative Selling Price
 \$820,000 - \$850,000
Median House Price
 05/08/2025 - 04/08/2026: \$800,000

Comparable Properties



3 Allan St BUNINYONG 3357 (REI)

Agent Comments

 5
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  2

Price: \$840,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 1754 sqm approx



10 The Horizon MOUNT HELEN 3350 (REI/VG)

Agent Comments

 4
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  4

Price: \$850,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 1208 sqm approx



508 Forest St BUNINYONG 3357 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$820,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 1012 sqm approx