

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

52 Bunganowee Drive, Clifton Springs VIC 3222

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$707,000

Property Type

Other

Suburb

Clifton Springs

Period - From

19/02/2026

to

18/08/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
155 Bay Shore Avenue Clifton Springs VIC 3222	\$395,660	29/07/2026
19 Panpandi Drive Clifton Springs VIC 3222	\$392,500	05/05/2026
20-22 Amarina Road Clifton Springs VIC 3222	\$400,000	28/05/2026

This Statement of Information was prepared on:

19/08/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.