

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

105 Learmonth Street, Buninyong Vic 3357

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$742,500 Property Type House Suburb Buninyong

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	501 Barkly St BUNINYONG 3357	\$590,000	13/01/2025
2	114 Yarana Dr MOUNT HELEN 3350	\$600,000	05/09/2024
3	617 Hitchcock Rd BUNINYONG 3357	\$560,000	15/05/2024

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:

13/02/2025 11:25



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Property Type: House (Res)
Land Size: 1143 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
Year ending December 2024: \$742,500

Comparable Properties



501 Barkly St BUNINYONG 3357 (REI)

Agent Comments

3 2 2

Price: \$590,000
Method: Private Sale
Date: 13/01/2025
Property Type: House
Land Size: 1048 sqm approx



114 Yarana Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$600,000
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)
Land Size: 749 sqm approx



617 Hitchcock Rd BUNINYONG 3357 (REI/VG)

Agent Comments

3 1 1

Price: \$560,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 815 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559