

# 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

8 Roycroft Way, Yea Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$375,000

&

\$410,000

### Median sale price

Median price

\$405,000

Property Type

Vacant land

Suburb

Yea

Period - From

26/02/2024

to

25/02/2025

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 eighteen 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	7 Redgum Dr YEA 3717	\$410,000	24/07/2024
2	10 Redgum Dr YEA 3717	\$400,000	01/06/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

26/02/2025 14:52



**Property Type:** Land

**Land Size:** 4075 sqm approx

**Agent Comments**

## Comparable Properties

**7 Redgum Dr YEA 3717 (VG)**

**Agent Comments**



**Price:** \$410,000

**Method:** Sale

**Date:** 24/07/2024

**Property Type:** Land

**10 Redgum Dr YEA 3717 (VG)**

**Agent Comments**



**Price:** \$400,000

**Method:** Sale

**Date:** 01/06/2024

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 4670 sqm approx

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 eighteen months.