

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 MARY STREET BUNYIP VIC 3815

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Bunyip

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

6 COOPER RISE BUNYIP VIC 3815	\$640,000	24-Oct-25
16 NASH ROAD BUNYIP VIC 3815	\$580,000	17-Dec-24
1/32 RAILWAY AVENUE GARFIELD VIC 3814	\$571,500	28-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 December 2025



6 COOPER RISE BUNYIP VIC 3815

Sold Price

\$640,000

Sold Date

24-Oct-25



3



2



2

Distance

0.32km



16 NASH ROAD BUNYIP VIC 3815

Sold Price

\$580,000

Sold Date

17-Dec-24



3



2



2

Distance

0.38km



**1/32 RAILWAY AVENUE GARFIELD
VIC 3814**

Sold Price

\$571,500

Sold Date

28-Mar-25



3



2



2

Distance

3.44km

RS = Recent sale

UN = Undisclosed Sale

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