

## 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

13 FLETT STREET BUNYIP VIC 3815

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Bunyip

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 47 RIVERSIDE AVENUE BUNYIP VIC 3815 | \$1,290,000 | 30-Jun-26 |
| 45 RIVERSIDE AVENUE BUNYIP VIC 3815 | \$1,240,000 | 08-May-26 |
|                                     |             |           |

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.

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**47 RIVERSIDE AVENUE BUNYIP  
VIC 3815**

4 2 6

Sold Price <sup>RS</sup> **\$1,290,000** Sold Date **30-Jun-26**

Distance **1.03km**



**45 RIVERSIDE AVENUE BUNYIP  
VIC 3815**

4 2 12

Sold Price <sup>RS</sup> **\$1,240,000** Sold Date **08-May-26**

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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