

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

20 HYLTON VISTA WY YUNG VIC 3875

Indicative selling price

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

Single Price

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Wy Yung

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

34 SALVATORE DRIVE WY YUNG VIC 3875	\$950,000	12-Sep-24
91 KINGSLEY DRIVE WY YUNG VIC 3875	\$1,150,000	31-May-25
68A MOUNT LOOKOUT ROAD MOUNT TAYLOR VIC 3875	\$1,120,000	22-Apr-25

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: 14 July 2025



**34 SALVATORE DRIVE WY YUNG
VIC 3875**

 4  2  2

Sold Price

\$950,000

Sold Date

12-Sep-24

Distance

0.23km



**91 KINGSLEY DRIVE WY YUNG VIC
3875**

 5  2  4

Sold Price

\$1,150,000

Sold Date

31-May-25

Distance

2.83km



**68A MOUNT LOOKOUT ROAD
MOUNT TAYLOR VIC 3875**

 4  2  -

Sold Price

\$1,120,000

Sold Date

22-Apr-25

Distance

1.38km



**53 MCAULEYS ROAD WY YUNG
VIC 3875**

 4  2  2

Sold Price

\$1,100,000

Sold Date

29-Oct-24

Distance

3.35km



**65 WAKEFIELD TERRACE WY
YUNG VIC 3875**

 4  2  4

Sold Price

Sold Date

27-Mar-25

Distance

0.69km



**41 MORTON DRIVE EASTWOOD
VIC 3875**

 4  2  4

Sold Price

\$1,050,000

Sold Date

28-Nov-24

Distance

4.79km

RS = Recent sale

UN = Undisclosed Sale

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