

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

23 ROYANNE CLOSE 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

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Bunyip

Period-from

01 Aug 2024

to

31 Jul 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

104 WATTLETREE ROAD BUNYIP VIC 3815	888000	09-Jul-25
5/6 FLETT STREET BUNYIP VIC 3815	980000	29-Aug-25
2A FLETT STREET BUNYIP VIC 3815	912000	15-Apr-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: 31 August 2025

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**104 WATTLETREE ROAD BUNYIP
VIC 3815**

 4  2  3

Sold Price

888000

Sold Date

09-Jul-25

Distance

1.29km



**5/6 FLETT STREET BUNYIP VIC
3815**

 4  2  6

Sold Price

^{RS} **980000** ^{UN}

Sold Date

29-Aug-25

Distance

-



2A FLETT STREET BUNYIP VIC 3815

 4  2  2

Sold Price

912000

Sold Date

15-Apr-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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