

# 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	23 Second Street, Hepburn Springs, Vic 3461
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### Indicative selling price

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

Single price \$729,000

### Median sale price

Median price	\$707,500	Property type	House	Suburb	Hepburn Springs
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Period - From	01/06/2025	to	31/08/2025	Source	 PropTrack
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### 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
9 Heath Avenue, Hepburn, VIC 3461	\$777,000	03/07/2024
12 Range Road, Hepburn Springs, VIC 3461	\$665,000	11/08/2025
6 Swiss Mount Avenue, Hepburn Springs, VIC 3461	\$675,000	03/05/2024

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: 24/09/2025