

## 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

3 MARY 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

\$799,000

&

\$878,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,750

Property type

House

Suburb

Bunyip

Period-from

01 Mar 2025

to

28 Feb 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 2B FLETT STREET BUNYIP VIC 3815 | \$890,000 | 21-Oct-25 |
| 2A FLETT STREET BUNYIP VIC 3815 | \$912,000 | 15-Apr-25 |
| 24 NASH ROAD BUNYIP VIC 3815    | \$862,500 | 06-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: 25 March 2026

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**2B FLETT STREET BUNYIP VIC 3815** Sold Price **\$890,000** Sold Date **21-Oct-25**

 4  2  2

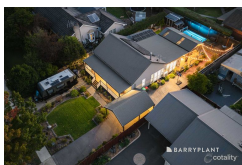
Distance **0.39km**



**2A FLETT STREET BUNYIP VIC 3815** Sold Price **\$912,000** Sold Date **15-Apr-25**

 3  2  2

Distance **0.4km**



**24 NASH ROAD BUNYIP VIC 3815** Sold Price **\$862,500** Sold Date **06-Apr-25**

 3  2  2

Distance **0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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