Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Saic

Address
Including suburb and postcode

306 RUSSELL STREET BUNINYONG VIC 3357

Indicative selling price

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

Single Price	\$550,000	or range between			
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$722,500	Prop	erty type	House		Suburb	Buninyong
Period-from	01 Sep 2024	to	31 Aug 2	2025	Source		Cotality

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
1 DARRIWELL DRIVE MOUNT HELEN VIC 3350	\$525,000	28-Sep-24
302 RUSSELL STREET BUNINYONG VIC 3357	\$540,000	23-May-24
412 INGLIS STREET BUNINYONG VIC 3357	\$675,000	19-Feb-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: 28th October 2025





Stu Brien

₽ 03 5341 2200

M 0416 183 566

 ${\color{red} E \hspace{0.1cm} stubrien@stonerealestate.com.au} \\$



1 DARRIWELL DRIVE MOUNT HELEN VIC 3350

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HELEIN VIC 3330

₾ 2

Sold Price

\$525,000 Sold Date **28-Sep-24**

Distance 1.91km



302 RUSSELL STREET BUNINYONG Sold Price VIC 3357

VIC 3357

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□ 3 **□** 1 **□** 2

\$540,000 Sold Date 23-May-24

Distance 0.04km



412 INGLIS STREET BUNINYONG VIC 3357

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Sold Price

\$675,000 Sold Date **19-Feb-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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