Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	e				
Address Including suburb and postcode	'Hilltop' 59 Stuchbree Road, Yapeen VIC 3451				
Indicative selling price					
For the meaning of this price	see consumer.vic.gov.a	au/underquoting (*Delete single price o	or range as	applicable)
Single Price		or range between	\$4,000,000	&	\$4,400,000
Median sale price					
Important advice about the n information providing median sale is situated, and our sale 47AF (2)(b) of the Estate Agr	n sale prices of residentia es records (if any), did no eents Act 1980.	al property in the soft provide a media	suburb or locality ⁱ n v in sale price that met	vhich the p	roperty offered for
A* These are the three p	properties sold within five t's representative conside	e kilometres of the	e property for sale in		
Address of comparable property			Price	D	ate of sale
OR					

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: 23 October 2025



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