

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

7 MAIN ROAD HEPBURN SPRINGS VIC 3461

Indicative selling price

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

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Hepburn Springs

Period-from

01 Sep 2024

to

31 Aug 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

7 SECOND STREET HEPBURN SPRINGS VIC 3461	\$850,000	08-Aug-25
93 MAIN ROAD HEPBURN SPRINGS VIC 3461	\$750,000	13-Aug-25
107 RAGLAN STREET DAYLESFORD VIC 3460	\$780,000	17-Jun-24

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: 23 September 2025

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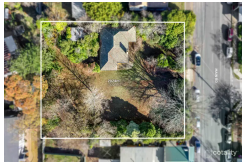


**7 SECOND STREET HEPBURN
SPRINGS VIC 3461**

3 1 1

Sold Price ^{RS} **\$850,000** ^{UN} Sold Date **08-Aug-25**

Distance **0.27km**



**93 MAIN ROAD HEPBURN SPRINGS
VIC 3461**

3 1 -

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **13-Aug-25**

Distance **1.13km**



**107 RAGLAN STREET
DAYLESFORD VIC 3460**

3 1 2

Sold Price **\$780,000** Sold Date **17-Jun-24**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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