# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	8 Roycroft Way, Yea Vic 3717
Including suburb or	
locality and postcode	

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000	&	\$420,000	
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#### Median sale price

Median price	\$244,500	Pro	perty Type	/acant land		Suburb	Yea
Period - From	19/09/2024	to	18/09/2025		Source	Property	/ Data

# 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.

Ad	dress of comparable property	Price	Date of sale
1	6 Correa Dr YEA 3717	\$415,000	15/07/2025
2	3 Redgum Dr YEA 3717	\$414,000	27/08/2024
3	5 Redgum Dr YEA 3717	\$415,000	15/07/2024

#### 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 18 months.

This Statement of Information was prepared on:	19/09/2025 10:52





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**Indicative Selling Price** \$385,000 - \$420,000 **Median Land Price** 19/09/2024 - 18/09/2025: \$244,500





# Comparable Properties

6 Correa Dr YEA 3717 (VG)



Price: \$415,000 Method: Sale Date: 15/07/2025

Property Type: Hobby Farm < 20 ha Land Size: 4258 sqm approx

3 Redgum Dr YEA 3717 (VG)







Agent Comments

Agent Comments

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Price: \$414,000 Method: Sale Date: 27/08/2024

Property Type: Hobby Farm < 20 ha Land Size: 4088 sqm approx

5 Redgum Dr YEA 3717 (VG)





Price: \$415,000 Method: Sale Date: 15/07/2024

Property Type: Hobby Farm < 20 ha Land Size: 4327 sqm approx

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