

# 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 or  
locality and postcode

8 Roycroft Way, Yea Vic 3717

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$385,000 & \$420,000

### Median sale price

Median price \$244,500 Property Type Vacant 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.

Address 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

William Verhagen  
03 5786 2033  
0437 371 969

william@integrityrealestate.com.au

Indicative Selling Price

\$385,000 - \$420,000

Median Land Price

19/09/2024 - 18/09/2025: \$244,500



Property Type: Land

Agent Comments

## Comparable Properties

6 Correa Dr YEA 3717 (VG)

Agent Comments



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



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)

Agent Comments



Price: \$415,000

Method: Sale

Date: 15/07/2024

Property Type: Hobby Farm < 20 ha

Land Size: 4327 sqm approx