

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

9 LEARMONTH 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

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Buninyong

Period-from

01 Nov 2024

to

31 Oct 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

705 WARRENHEIP STREET BUNINYONG VIC 3357	\$900,000	19-Nov-24
16 GRAHAM STREET BUNINYONG VIC 3357	\$890,000	15-May-25
110 PALMERSTON STREET BUNINYONG VIC 3357	\$940,000	04-Apr-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: 06 November 2025



**705 WARRENHEIP STREET
BUNINYONG VIC 3357**

3 2 -

Sold Price

\$900,000

Sold Date **19-Nov-24**

Distance

0.8km



**16 GRAHAM STREET BUNINYONG
VIC 3357**

3 2 2

Sold Price

\$890,000

Sold Date **15-May-25**

Distance

2.06km



**110 PALMERSTON STREET
BUNINYONG VIC 3357**

4 2 2

Sold Price

\$940,000

Sold Date **04-Apr-25**

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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