## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

				Al Ol the Estate A	gents Act 1500	
Property offered for sale						
Address Including suburb and postcode	uding suburb and					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$260,000		&	\$275,000			
Median sale price*						
Median price	Median price Property Type Su			Suburb Mount Hele	en	
Period - From	to	0	Source			
Comparable property sales (*Delete A or B below as applicable)						
A* These are the three properties sold within two kilometres of the property for sale in the last six 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	
1 313 Warrenheip St BUNINYONG 3357				\$240,000	28/08/2025	
2 316 Eyre St BUNINYONG 3357				\$280,000	28/08/2025	
3 1135 Humffray St.S MOUNT PLEASANT 3350				\$177,000	18/08/2025	
OR						
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.						
This Statement of Information was prepared on: 22/10/2025 15:04						
* When this Statement of Information was prepared, publicly available information providing median sale						



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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> \$260,000 - \$275,000 No median price available

**Indicative Selling Price** 





## Comparable Properties

313 Warrenheip St BUNINYONG 3357 (VG)



Agent Comments

Price: \$240,000 Method: Sale Date: 28/08/2025 Property Type: Land

Land Size: 300 sqm approx

316 Eyre St BUNINYONG 3357 (VG)







Agent Comments

**Agent Comments** 

Price: \$280,000 Method: Sale Date: 28/08/2025 Property Type: Land

Land Size: 430 sqm approx

1135 Humffray St.S MOUNT PLEASANT 3350 (VG)







Price: \$177,000 Method: Sale Date: 18/08/2025 Property Type: Land

Land Size: 423 sqm approx

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