

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

Lot 2 PS711561T, 17 GOLDEN SPRINGS AVENUE 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

\$295,000

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 Aug 2024

to

31 Jul 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

7A LITTLE STREET DAYLESFORD VIC 3460	\$260,000	07-May-25
135 VINCENT STREET DAYLESFORD VIC 3460	\$302,000	26-Jul-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: 22 August 2025



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**7A LITTLE STREET DAYLESFORD
VIC 3460**

- - -

Sold Price

\$260,000

Sold Date **07-May-25**

Distance

3.42km



**135 VINCENT STREET
DAYLESFORD VIC 3460**

- - -

Sold Price

^{RS} **\$302,000**

Sold Date **26-Jul-25**

Distance

4.56km

RS = Recent sale

UN = Undisclosed Sale

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